

Key: 8387

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.995

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LAND

CURRENT OWNER										PARCEL ID				LOCATION					
DAVIS BRIAN & DIANA 405 TILDEN RD SCITUATE, MA 02066										27-1-8-0				405 TILDEN RD					
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)						
DAVIS BRIAN & DIANA										09/18/2020	QS	859,000	53463-20						
CATALDO VICKI & SUSAN M										08/07/2017	QS	699,900	48762-214						
MCCARTHY KEVIN F & SUSAN										03/25/1996	F	259,900	14230-234						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE							
100	S	40,000	SC	1.00	100	1.00	100	1.00	396,000	1.00	100	1.00	R02	0.90	363,640				
300	A	0.070	SC	1.00	100	1.00	100	1.00	17,820	1.00	100	1.00	R02	0.90	1,250				

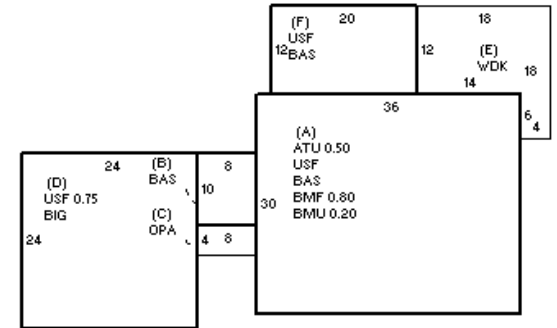
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-1262	12/06/2022	3	ALTERATIONS	94,500	05/30/2023	NC	100	100
		6	CYCL GROWTH		04/05/2018		100	100
03-440	07/28/2003	2	ADDITIONS				100	100
00-60	03/09/2000	3	ALTERATIONS				100	100
99-299	06/16/1999	2	ADDITIONS				100	100

LAND

TOTAL	43,037 SF	ZONING	FRNT	80	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	364,900	350,200
Inf1	FACTOR 100		BUILDING	607,900	570,700		
Inf2	PHY 100		DETACHED	21,700	4,400		
			OTHER	0	0		
			TOTAL	994,500	925,300		

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	10 0.90		1	5,181.80	4,700
IPF	A	1.00	10 0.90	16X35	2023	560	33.76



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BUILDING	CD	ADJ	DESC	MEASURE	4/5/2018	JD
MODEL	1		RESIDENTIAL	LIST	4/5/2018	JD
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/27/2023	NC
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS

YEAR BLT	1996	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	732,404
NET AREA	3,152	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	216		46.14	9,967	CONDITION ELEM	CD
\$NLA(RCN)	\$232	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	864		64.77	55,964	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,752	1996	177.84	311,569	INTERIOR	G
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATU	N	ATTIC UNF	540		37.00	19,980	KITCHEN	G
				FLOOR COVER	13	COMB	1.00	+	BAS	L	BASE AREA	1,400	1996	195.56	273,777	BATHS	G
				INT FINISH	2	DRYWALL	1.00	C	OPA	N	OPEN PORCH	32		51.50	1,648	HEAT	A
				HEATING/COOLING	11	HW/COOL AIR	1.04	D	BIG	N	BUILT-IN GARAGE	576		44.35	25,546	ELECT	A
				FUEL SOURCE	2	GAS	1.00	E	WDK	N	WOOD DECK	240		38.40	9,216		
									F21	O	FPL 2S 1OP	1		8,239.00	8,239		
									GEN	O	GENERATOR	1		0.00			
									KIT	O	XTRA KITCHEN	1		6,514.00	6,514		
													EFF.YR/AGE	2005 / 17			
													COND	17 17 %			
													FUNC	0			
													ECON	0			
													DEPR	17 % GD		83	
													RCNLD			\$607,900	