

Key: 5202

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.946

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|-------------|--------------|--------------|--|--|--|
| QUATTRUCCI WILLIAM E 5 TICHNOR PLACE SCITUATE, MA 02066 | | | | 45-2-14-0 | | | | 5 TICHNOR PL | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| QUATTRUCCI WILLIAM E | | | | 09/10/2002 | QS | 1 22819-162 | | | | | |
| QUATTRUCCI WILLIAM E & MA | | | | 03/04/2002 | XX | 1 21653-66 | | | | | |
| O'CONNOR MARY | | | | 11/08/2000 | XX | 19052-63 | | | | | |

| 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 | % |
| 04-555 | | 1 | NEW CONST | | 08/04/2009 | SJ | 95 | 100 |
| | | 1 | NEW CONST | | 07/16/2008 | SJ | 90 | 95 |
| | | 1 | NEW CONST | | 07/17/2007 | SJ | 70 | 90 |
| | | 1 | NEW CONST | | 08/07/2006 | SJ | 50 | 70 |
| 04-555 | 08/26/2004 | 1 | NEW CONST | 277,500 | 06/28/2005 | SJ | 100 | 100 |

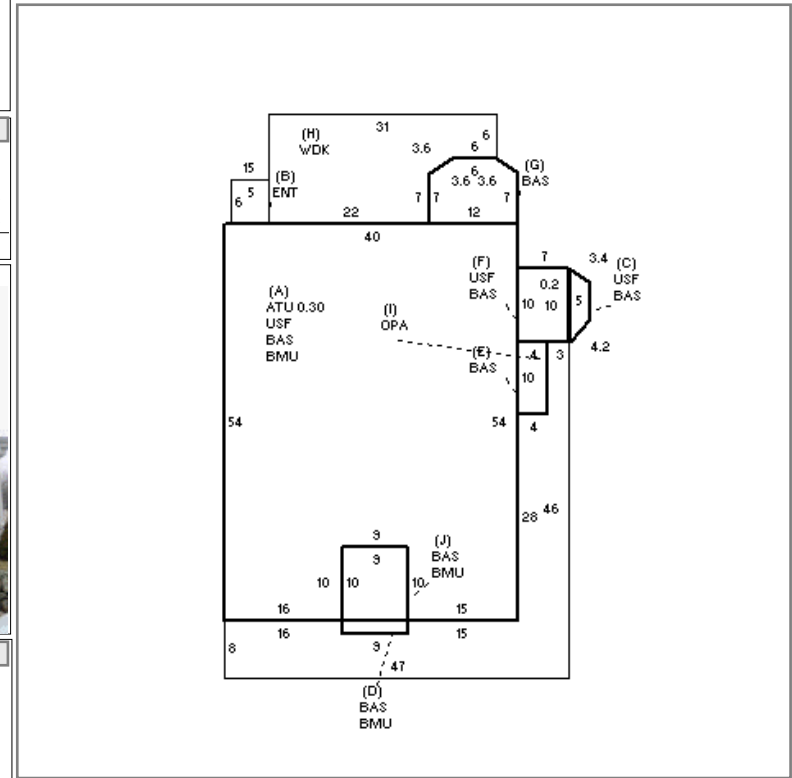
| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|----------|----------|------|------|----------|------|---------|------|-----|------------|-----------|---------|
| 100 | S | 12,816 | HBR 1.00 | 100 | 1.00 | 100 | 1.00 | 506,000 | 2.83 | 100 | 1.00 | R03 1.15 | 421,340 |

| TOTAL | 12,807 SF | ZONING | FRNT | 102 | ASSESSED | CURRENT | PREVIOUS |
|--------------|------------|----------------------------|--------------|------------------|------------------|---------|----------|
| Ngh | HARBOR | N O T E C/W 13 | LAND | 421,300 | 383,000 | | |
| Inf1 | FACTOR 100 | | BUILDING | 961,700 | 901,600 | | |
| Inf2 | PHY 100 | | DETACHED | 0 | 0 | | |
| | | | OTHER | 0 | 0 | | |
| TOTAL | | | TOTAL | 1,383,000 | 1,284,600 | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BLDG COMMENTS



| BUILDING | CD | ADJ | DESC | MEASURE | 2/4/2020 | JD |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 2/4/2020 | JD |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 3/28/2011 | ER |
| QUALITY | G | 1.20 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 2005 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 4,570 | DETAIL ADJ | 1.020 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 2,178 | | 47.84 | 104,201 |
| \$NLA(RCN) | \$260 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | + | USF | L | UPPER STORY FIN | 2,160 | 2005 | 201.09 | 434,348 |
| | | | | ROOF SHAPE | 2 | HIP | 1.00 | A | ATU | N | ATTIC UNF | 621 | | 44.40 | 27,572 |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | B | ENT | N | ENCLOSED ENTRY | 30 | | 117.24 | 3,517 |
| | | | | FLOOR COVER | 13 | COMB | 1.00 | + | BAS | L | BASE AREA | 2,410 | 2005 | 221.12 | 532,906 |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | H | WDK | N | WOOD DECK | 387 | | 46.08 | 17,833 |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | I | OPA | N | OPEN PORCH | 584 | | 61.80 | 36,091 |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | GFP | O | | GAS FIREPLACE | 3 | | 6,667.60 | 20,003 |

| TOTAL RCN | 1,187,243 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | F |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |
| EFF.YR/AGE | 2003 / 19 |
| COND | 18 18% |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 19 % GD 81 |
| RCNLD | \$961,700 |