

Key: 5204

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.948

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MERIGO CONSTANCE 15 TICHNOR PL SCITUATE, MA 02066				45-2-16-0				15 TICHNOR PL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MERIGO CONSTANCE				05/02/2011	H	250,000	39893-192				
CLAY RICHARD C				10/07/1981	QS		5064-71				
PLANTE MONIQUE A				01/01/1978	XX		4265-411				

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	%
18-396	06/19/2018	2	ADDITIONS	129,000	07/12/2018	JD	100	30
18-396	06/19/2018	2	ADDITIONS	129,000	08/13/2019	JD	100	100
14-36	10/24/2014	3	ALTERATIONS	14,700	08/06/2015	SJ	100	100
13-025	01/22/2013	3	ALTERATIONS	14,620	08/06/2013	SJ	100	100

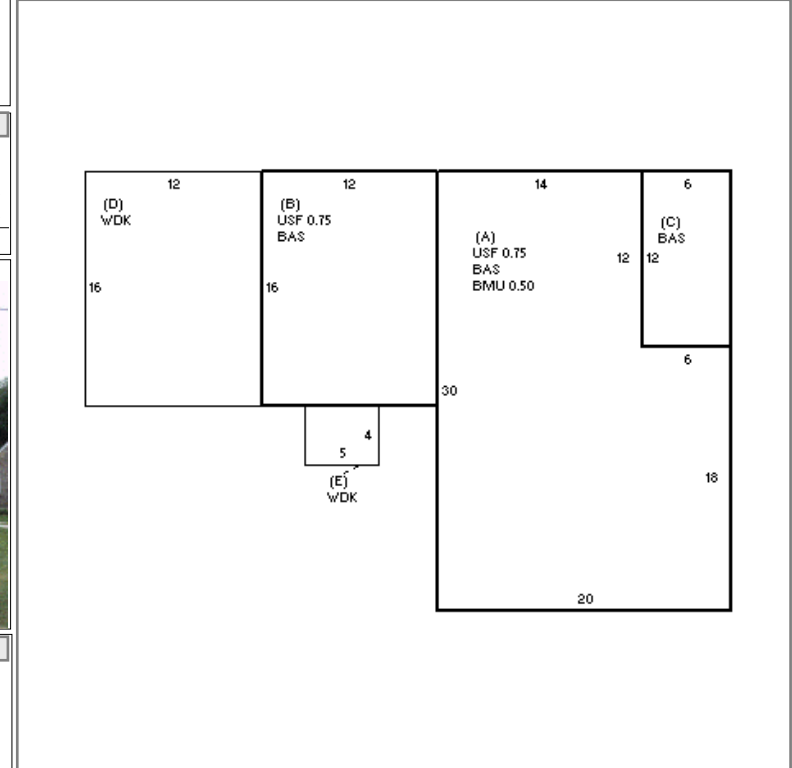
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,800	HBR 1.00	100	1.00	100	1.00	506,000	3.33	100	1.00	R03 1.15	417,140

TOTAL	10,800 SF	ZONING	FRNT	71	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	417,100	379,200		
Inf1	FACTOR 100		BUILDING	298,800	265,700		
Inf2	PHY 100		DETACHED	1,800	1,800		
			OTHER	0	0		
<b>TOTAL</b>				<b>717,700</b>	<b>646,700</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	80 0.20		168	54.75	1,800



BUILDING	CD	ADJ	DESC	MEASURE	8/6/2013	SJ
MODEL	1		RESIDENTIAL	LIST	7/12/2018	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	8/13/2019	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1850	SIZE ADJ	1.000
NET AREA	1,332	DETAIL ADJ	1.133
\$NLA(RCN)	\$261	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	264		63.15	16,672
EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	540	1850	226.75	122,446
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	792	1850	249.34	197,481
ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	212		38.40	8,141
FLOOR COVER	2	SOFTWOOD	1.00		GEN	O	GENERATOR	1		0.00	
INT FINISH	1	PLASTER	1.00								
HEATING/COOLING	9	WARM/COOL AIR	1.03								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	347,459
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2008 / 14
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$298,800