

Key: 5205

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.949

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
VILLANI SAMUEL A II & ROBERTA 17 TICHNOR PL SCITUATE, MA 02066				45-2-17-0				17 TICHNOR PL			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
VILLANI SAMUEL A II & ROB				09/13/2002	QS	320,000 (102030)					
PAGE LINDA & HEGENBERGER				03/30/1999	QS	200,000 (L00095157)					
CULKINS GARY C & WILLIAMS				02/19/1999	G2	240,000 (L00094963)					

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	%
16-655	10/31/2016	3	ALTERATIONS	19,400	07/26/2017	SJ	100	100
07-727	12/05/2007	2	ADDITIONS	21,000	07/16/2008	SJ	100	100

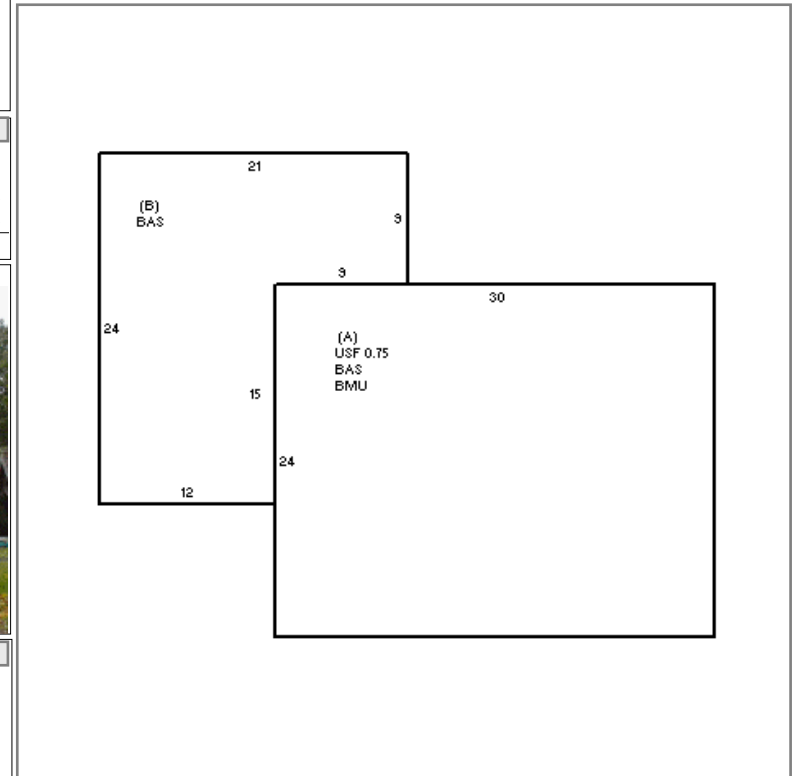
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	12,377	HBR 1.00	100	1.00	100	1.00	506,000	2.92	100	1.00	R03 1.15	420,450

TOTAL	12,377 SF	ZONING	FRNT	106	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	420,500	382,200		
Inf1	FACTOR 100		BUILDING	312,800	278,300		
Inf2	PHY 100		DETACHED	6,200	5,900		
			OTHER	0	0		
TOTAL				739,500	666,400		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	70 0.30		432	48.05	6,200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/8/2015	SJ
MODEL	1		RESIDENTIAL	LIST	5/8/2015	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/28/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1941	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	422.655																								
NET AREA	1,629	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	720		52.37	37,708																										
\$NLA(RCN)	\$259	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	540	1941	214.23	115,683																										
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,089	1941	235.57	256,537																										
				ROOF COVER	1	ASPH SHINGLES	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239																										
				FLOOR COVER	2	SOFTWOOD	1.00																																		
				INT FINISH	1	PLASTER	1.00																																		
				HEATING/COOLING	2	HOT WATER	1.02																																		
				FUEL SOURCE	99	N/A	1.00																																		
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