

Key: 5207

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.951

LEG
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LAND

CURRENT OWNER				PARCEL ID				LOCATION				
AGOSTINO STEVE & MALIN 32 TICHNOR PL SCITUATE, MA 02066				45-2-18-0				21 TICHNOR PL				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
AGOSTINO STEVE & MALIN				04/01/2021	O	450,000	(131782)					
CIRILLO NATHAN L TR &				10/10/2019	F		(128604)					
CIRILLO KAITLYN D TR &				06/04/2019	F	1	(128604)					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,841	HBR 1.00	100	1.00	506,000	3.63	100	1.00	R03	1.15	415,010

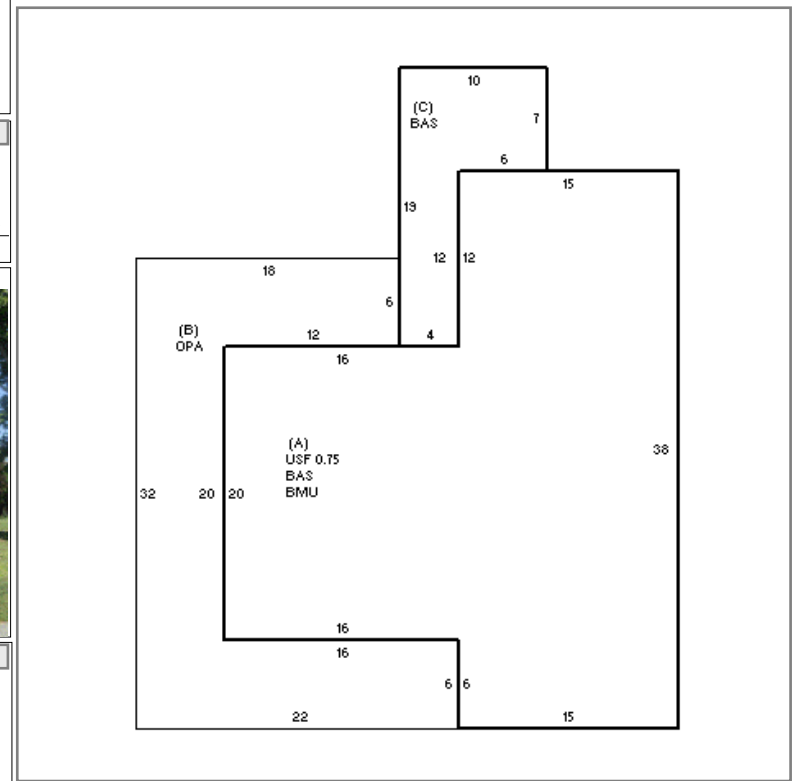
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-0137	02/08/2022	2	ADDITIONS	295,000	07/19/2022	JD	100	90
22-0137	02/08/2022	2	ADDITIONS	295,000	07/31/2023	JD	100	100
		6	CYCL GROWTH		02/17/2021	JD	100	95

LAND

TOTAL	9,841 SF	ZONING	FRNT	77	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE			LAND	415,000	377,300
Inf1	FACTOR 100		BUILDING	503,400	404,000		
Inf2	PHY 100		DETACHED	19,200	18,300		
			OTHER	0	0		
			TOTAL		937,600	799,600	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	30 0.70 31 X 18		558	44.63	17,400
ASH	A	1.00	30 0.70 17 X 6		102	7.94	600
PTD	A	1.00	10 0.90 12 X 12		144	9.48	1,200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/19/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/19/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	7/31/2023	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

MLS

LOADING

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	559,317		
NET AREA	1,676	DETAIL ADJ	1.260	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	890		53.72	47,810	CONDITION ELEM	CD		
\$NLA(RCN)	\$334	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	668	1900	263.04	175,711	EXTERIOR	V		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	360		56.65	20,394	INTERIOR	V		
				ROOF COVER	2	WOOD SHINGLES	1.01	+	BAS	L	BASE AREA	1,008	1900	289.25	291,562	KITCHEN	V		
				FLOOR COVER	2	SOFTWOOD	1.00	FPL	O	O	FIREPLACE	2		8,593.75	17,188	BATHS	V		
				INT FINISH	1	PLASTER	1.00									HEAT	U		
				HEATING/COOLING	11	HW/COOL AIR	1.04									ELECT	U		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	2012 / 10
																		COND	10 10 %
																		FUNC	0
																		ECON	0
																		DEPR	10 % GD 90
																		RCNLD	\$503,400