

Key: 5208

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.952

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
HALL ALYSON J S/O PHINNEY JAMESON W & 29 TICHNOR PL SCITUATE, MA 02066				45-2-19-0				29 TICHNOR PL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PHINNEY JAMESON W & HALL ALYSON J				07/11/2023	F		58085-192				
				03/02/2010	F	1	38288-179				
PHINNEY GREGG A &				12/05/1997	QS	283,000	15705-275				

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	%
		7	OTHERS		05/23/2023	JD	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,995	HBR 1.00	100	1.00	506,000	1.71	100	1.00	R03	1.15	437,690

TOTAL	21,995 SF	ZONING		FRNT	168	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE				LAND	437,700	397,900
Inf1	FACTOR 100					BUILDING	357,700	194,700
Inf2	PHY 100					DETACHED	6,800	7,400
						OTHER	0	0
						TOTAL	802,200	600,000

DETACHED

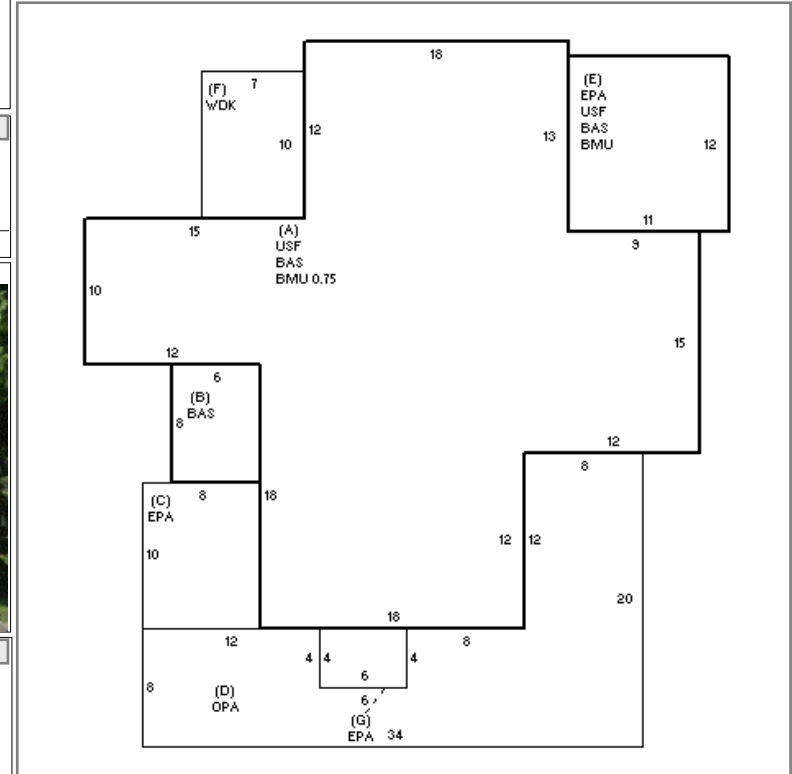
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	70 0.30 21X18		378	50.24	5,700
SHF	A	1.00	70 0.30 24X14		336	11.29	1,100



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/23/2023	JD
MODEL	1		RESIDENTIAL	LIST	5/23/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/28/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1905	SIZE ADJ	1.000
NET AREA	2,358	DETAIL ADJ	1.224
\$NLA(RCN)	\$271	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	\$4,896
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	899		48.67	43,752
EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,155	1905	217.98	251,768
ROOF SHAPE	2	HIP	1.00	+	BAS	L	BASE AREA	1,203	1905	239.70	288,359
ROOF COVER	1	ASPH SHINGLES	1.00	+	EPA	N	ENCLOSED PORCH	236		90.20	21,287
FLOOR COVER	2	SOFTWOOD	1.00	D	OPA	N	OPEN PORCH	344		51.50	17,716
INT FINISH	1	PLASTER	1.00	F	WDK	N	WOOD DECK	70		38.40	2,688
HEATING/COOLING	2	HOT WATER	1.02		F21	O	FPL 2S 1OP	1		8,239.00	8,239
FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	638,705
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A

EFF.YR/AGE	1963 / 59
COND	44 44 %
FUNC	0
ECON	0
DEPR	44 % GD 56
RCNLD	\$357,700