

Key: 5209

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.953

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
KOCHMAN WILLIAM & LINDA 33 TICHNOR PLACE SCITUATE, MA 02066				45-2-20-0				112 TILDEN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KOCHMAN WILLIAM & LINDA				01/27/1987	QS	257,300	7446-58				
SIEGEL DAVID & RIORDAN LI				01/01/1984	XX		5725-51				
FUBINI CAROL G				07/01/1982	XX		5170-64				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1st	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
21-21	01/12/2021	3	ALTERATIONS	11,900	08/04/2021	JD	100 100
02-254	05/16/2002	2	ADDITIONS				100 100
97-558	09/24/1997	4	DEMO				100 100
94-508	10/18/1994	2	ADDITIONS				100 100
		6	CYCL GROWTH				100 100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	HBR 1.00	100	1.00	616,000	1.00	100	1.00	R02	1.40	565,660
300	A	2,109	HBR 1.00	100	1.00	27,720	1.00	100	1.00	R02	1.40	58,460

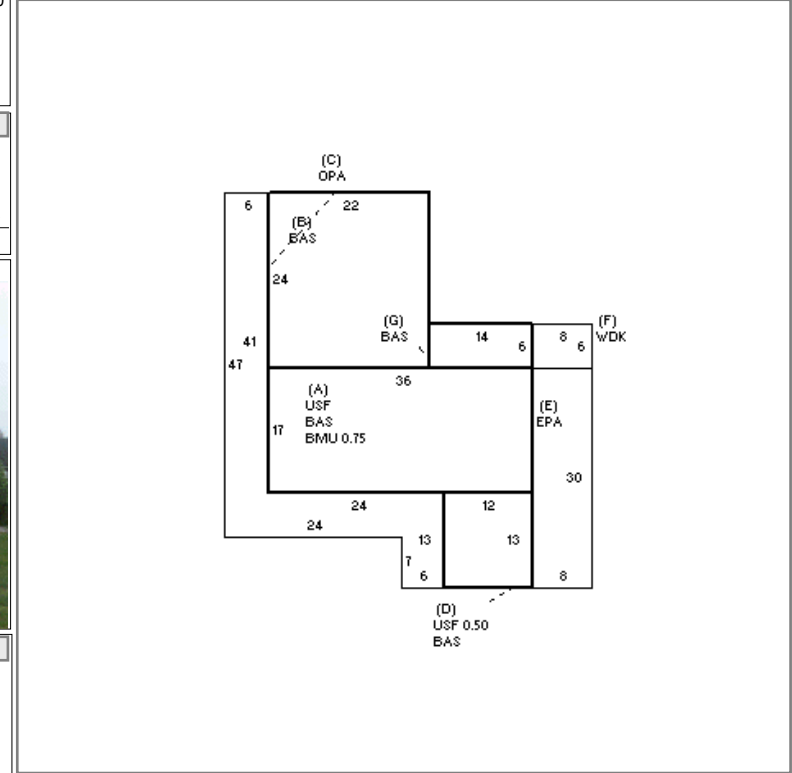
DETACHED

TOTAL	3.028 Acres		ZONING	FRNT	186	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR		NOTE was 33 Tichnor Pl changed 2/12/18			LAND	624,100	529,600
Inf1	FACTOR 100			BUILDING	402,400	357,700		
Inf2	PHY 100			DETACHED	22,000	21,000		
				OTHER	0	0		
					TOTAL	1,048,500	908,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	A	1.00	30 0.70 40X28	1998	1,120	28.09	22,000



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/10/2021	JD
MODEL	1		RESIDENTIAL	LIST	8/4/2021	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	8/4/2021	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1874	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	628,682		
NET AREA	2,070	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	459		69.33	31,821	CONDITION ELEM	CD		
\$NLA(RCN)	\$304	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	690	1874	245.20	169,188	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,380	1874	269.63	372,089	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	468		56.65	26,512	KITCHEN	A		
				FLOOR COVER	2	SOFTWOOD	1.00	E	EPA	N	ENCLOSED PORCH	240		99.22	23,813	BATHS	A		
				INT FINISH	1	PLASTER	1.00	F	WDK	N	WOOD DECK	48		42.24	2,027	BATHS	A		
				HEATING/COOLING	2	HOT WATER	1.02									HEAT	A		
				FUEL SOURCE	2	GAS	1.00									ELECT	A		
																		EFF.YR/AGE	1968 / 54
																		COND	36 36%
																		FUNC	0
																		ECON	0
																		DEPR	36 % GD 64
																		RCNLD	\$402,400