

Key: 5212

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.956

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
AGOSTINO STEPHEN E & MALIN K 32 TICHNOR PL SCITUATE, MA 02066				45-2-24-0				32 TICHNOR PL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
AGOSTINO STEPHEN E & MALI				08/04/2011	QS	690,000	40192-63				
KELLEY TROY C & DENISE				02/18/2010	QS	760,000	38253-6				
ZACCARDI PETER E				10/20/2008	O	240,000	36457-161				

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	%
SS18-13		5	SPLIT/SUB/LA		04/26/2017	SJ	100	100
09-118	04/08/2009	1	NEW CONST	61,300	08/04/2009	SJ	100	10
089-118	04/08/2009	1	NEW CONST	222,000	05/26/2010	SJ	100	100
		7	OTHERS				100	100

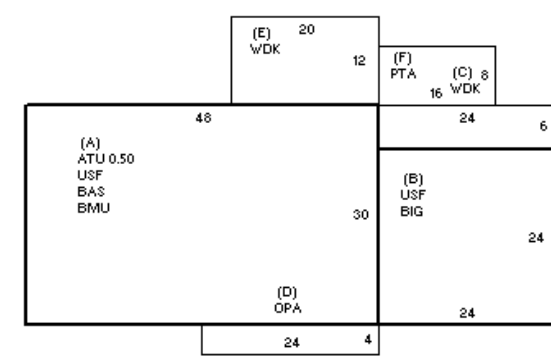
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	40,000	HBR 1.00	100	1.00	100	1.00	506,000	1.00	100	1.00	R03 1.15	464,650
300	A	0.061	HBR 1.00	100	1.00	100	1.00	22,770	1.00	100	1.00	R03 1.15	1,390

TOTAL	42,650 SF	ZONING	FRNT	116	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE lot size changed 2018 part from 45-2-25	LAND	466,000	423,700		
Inf1	FACTOR 100		BUILDING	822,000	770,400		
Inf2	PHY 100		DETACHED	15,300	14,500		
			OTHER	0	0		
			TOTAL	1,303,300	1,208,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A	1.00	20 0.80		512	37.28	15,300



BLDG COMMENTS  
 ROOF DECK  
 FY12 QUALITY CHANGE FROM EXC TO GD PER FIELD REVIEW. STYLE CHANGE FROM COL TO CONV PER FIELD REVIEW.



BUILDING	CD	ADJ	DESC	MEASURE	5/26/2010	SJ
MODEL	1		RESIDENTIAL	LIST	5/26/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/28/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2010	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,456	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,440		51.63	74,350
\$NLA(RCN)	\$270	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	1,440	2010	229.80	330,918
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	2,016	2010	208.98	421,308
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATU	N	ATTIC UNF	720		44.40	31,968
				FLOOR COVER	13	COMB	1.00	B	BIG	N	BUILT-IN GARAGE	576		52.71	30,360
				INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	384		46.08	17,695
				HEATING/COOLING	9	WARM/COOL AIR	1.03	D	OPA	N	OPEN PORCH	96		61.80	5,933
				FUEL SOURCE	2	GAS	1.00	F	PTA	N	PATIO	128		17.88	2,288
									WDK	N	WOOD DECK	80		46.08	3,686
									GFP	O	GAS FIREPLACE	1		6,667.20	6,667

TOTAL RCN	934,073
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2010 / 12
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$822,000