**Key: 5214**

# Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4,958

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| SULLIVAN DANIEL F & | 45-2-25-0 | 26 TICHNOR PL |
| PAMELA JEAN | | |
| 26 TICHNOR PLACE | | |
| SCITUATE, MA 02066 | | |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| SULLIVAN DANIEL F & | 07/01/1992 | QS | 163,000 | 11088-3 |
| BUCKLEY ROBERT JR & MARY | 01/01/1974 | XX | | 3867-383 |
| FLETCHER LOUISE K | 01/01/1940 | XX | | 1776-372 |

| 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 |
| 01-576 | 10/15/2001 | 3 | ALTERATIONS | | | | 100 | 100 |
| 90-256 | 05/23/1990 | 3 | ALTERATIONS | | | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 23,262 | HBR 1.00 | 100 1.00 | 100 1.00 | 506,000 | 1.63 | 100 1.00 | R03 1.15 | | | 439,750 |

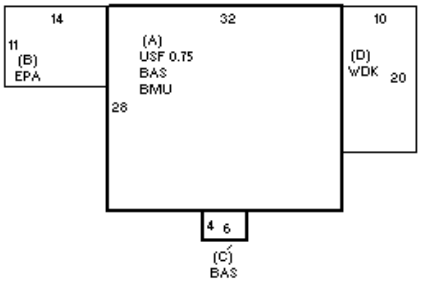
| TOTAL | 23,262 SF | ZONING | | FRNT | 131 |
|---|---|---|---|---|---|
| Ngh | HARBOR | NOTE | | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 439,800 | 399,800 |
| BUILDING | 357,300 | 322,200 |
| DETACHED | 5,800 | 5,600 |
| OTHER | 0 | 0 |
| TOTAL | **802,900** | **727,600** |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| DGF | A 1.00 | 70 0.30 | | | 392 | 49.63 | 5,800 |

PHOTO 10/22/2003




BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 4 | 1.10 | CAPE [100%] |
| QUALITY | + | 1.10 | AVG +/GOOD - [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 5/8/2015 | SJ |
| LIST | 5/8/2015 | EST |
| REVIEW | 3/28/2011 | ER |

| | | | |
|---|---|---|---|
| YEAR BLT | 1973 | SIZE ADJ | 1.000 |
| NET AREA | 1,592 | DETAIL ADJ | 1.122 |
| $NLA(RCN) | $299 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| # 1/2 BATHS | 0 | 1.00 |
| TOT FIXTURES | 6 | $5,925 |
| # UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 4 | CONT BSMT WALL | 1.00 |
| EXT COVER | 1 | WD SHINGLES | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH SHINGLES | 1.00 |
| FLOOR COVER | 14 | COMB | 1.00 |
| INT FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOLING | 2 | HOT WATER | 1.02 |
| FUEL SOURCE | 99 | N/A | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BMU | N | BSMT UNFINISHED | 896 | | 53.58 | 48,008 |
| A | USF | L | UPPER STORY FIN | 672 | 1973 | 236.83 | 159,151 |
| B | EPA | N | ENCLOSED PORCH | 154 | | 99.22 | 15,280 |
| + | BAS | L | BASE AREA | 920 | 1973 | 260.43 | 239,595 |
| D | WDK | N | WOOD DECK | 200 | | 42.24 | 8,448 |

| TOTAL RCN | 476,408 |
|---|---|
| CONDITION ELEM | CD |
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |

| EFF.YR/AGE | 1990 / 32 | |
|---|---|---|
| COND | 25 | 25 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 25 | % GD 75 |
| RCNLD | | $357,300 |