

Key: 5217

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.961

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION					
OSBORNE MARIE 20 TICHNOR PL SCITUATE, MA 02066				45-2-27-0				20 TICHNOR PL					
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)						
OSBORNE MARIE				06/26/1986	QS	6888-309							
OSBORNE ROBERT F & MARIE				06/18/1979	XX	4674-9							
LEVANGIE CATHERINE E				01/01/1966	XX	3198-269							
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	11,674	HBR 1.00	100	1.00	100	1.00	506,000	3.09	100	1.00	R03 1.15	419,000

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 %
06-455	08/01/2006	3	ALTERATIONS	32,000	07/17/2007	SJ	100 100
02-487	08/27/2002	3	ALTERATIONS				100 100
		2	ADDITIONS				100 100

TOTAL	11,674 SF	ZONING	FRNT	109	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE			LAND	419,000	380,900
Inf1	FACTOR 100		BUILDING	174,700	162,400		
Inf2	PHY 100		DETACHED	35,900	34,200		
			OTHER	0	0		
			TOTAL	629,600	577,500		

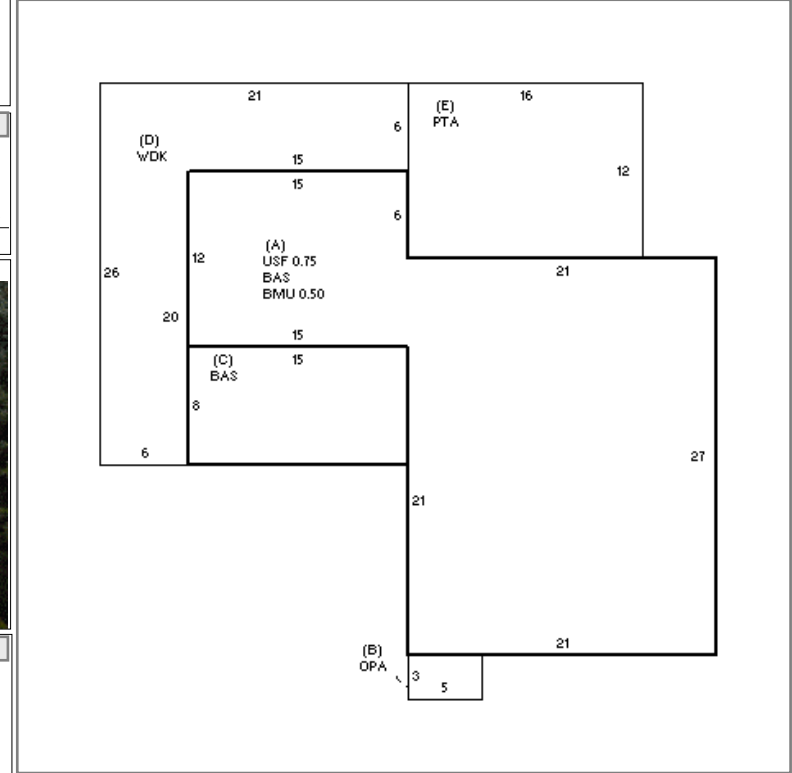
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFL	A	1.00	30 0.70	24 X 24	2007	576 84.64	34,100
SHF	A	1.00	10 0.90			150 13.10	1,800



BLDG COMMENTS

GARAGE IS FINISHED AS LIVING AREA

BUILDING	CD	ADJ	DESC	MEASURE	5/8/2015	SJ
MODEL	1		RESIDENTIAL	LIST	5/8/2015	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	1873	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	397,117		
NET AREA	1,427	DETAIL ADJ	1.200	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	374		63.15	23,618	CONDITION ELEM	CD		
\$NLA(RCN)	\$278	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	560	1873	236.25	132,301	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	15		51.53	773	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	867	1873	259.79	225,238	KITCHEN			
				FLOOR COVER	2	SOFTWOOD	1.00	D	WDK	N	WOOD DECK	246		38.40	9,446	BATHS			
				INT FINISH	1	PLASTER	1.00	E	PTA	N	PATIO	192		14.90	2,861	HEAT			
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT			
				FUEL SOURCE	99	N/A	1.00												
																		EFF.YR/AGE	1956 / 66
																		COND	56 56 %
																		FUNC	0
																		ECON	0
																		DEPR	56 % GD 44
																		RCNLD	\$174,700