

Key: 5219

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.963

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DICKINSON LANCE L 16 TICHNOR PL SCITUATE, MA 02066				45-2-27-A				16 TICHNOR PL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DICKINSON LANCE L				01/31/2019	QS	400,000	50770-146				
CORBIN JANET C				06/30/2008	QS	395,000	36137-66				
GRANT KEVIN M & JULIE				04/17/2007	F	-100	34395-1				

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	%
89-528	09/20/1997	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	11,450	HBR 1.00	100	1.00	100	1.00	506,000	3.15	100	1.00	R03 1.15	418,530

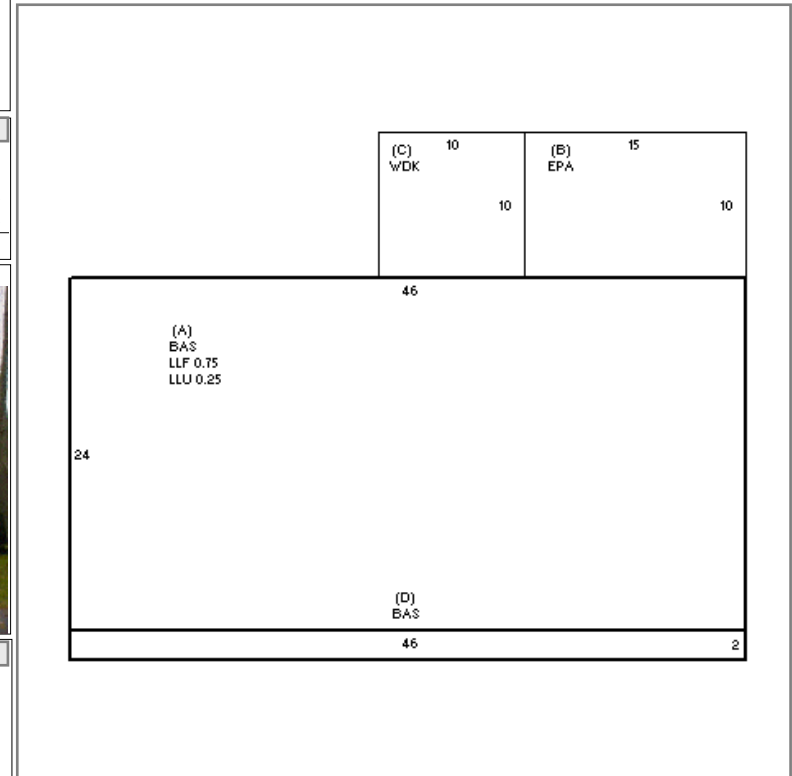
TOTAL	11,450 SF	ZONING	FRNT	99	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	418,500	380,500		
Inf1	FACTOR 100		BUILDING	268,000	238,600		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	686,500	619,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/8/2015	SJ
MODEL	1		RESIDENTIAL	LIST	5/8/2015	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	8/24/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1968	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	394,102
NET AREA	2,024	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	276		57.10	15,759		
\$NLA(RCN)	\$195	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	LLF	L	LOWER LEVEL FIN	828	1968	135.66	112,325		
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	150		90.20	13,530		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	100		38.40	3,840		
				FLOOR COVER	34	COMB	1.00	+	BAS	L	BASE AREA	1,196	1968	196.68	235,225		
				INT FINISH	1	PLASTER	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281		
				HEATING/COOLING	1	FORCED AIR	1.00		ODS	O	OUT DOOR SHOWER	1		1,342.00	1,342		
				FUEL SOURCE	2	GAS	1.00										



CAPACITY	UNITS	ADJ	CONDITION ELEM	CD
STORIES	1	1.00	EXTERIOR	A
ROOMS	9	1.00	INTERIOR	A
BEDROOMS	5	1.00	KITCHEN	A
BATHROOMS	2	1.00	BATHS	A
# 1/2 BATHS	0	1.00	BATHS	A
TOT FIXTURES	6	\$4,800	HEAT	A
# UNITS	1	1.00	ELECT	A

EFF.YR/AGE	1971 / 51
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$268,000