

Key: 5221

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.965

LEGAL

LAND

DETACHED

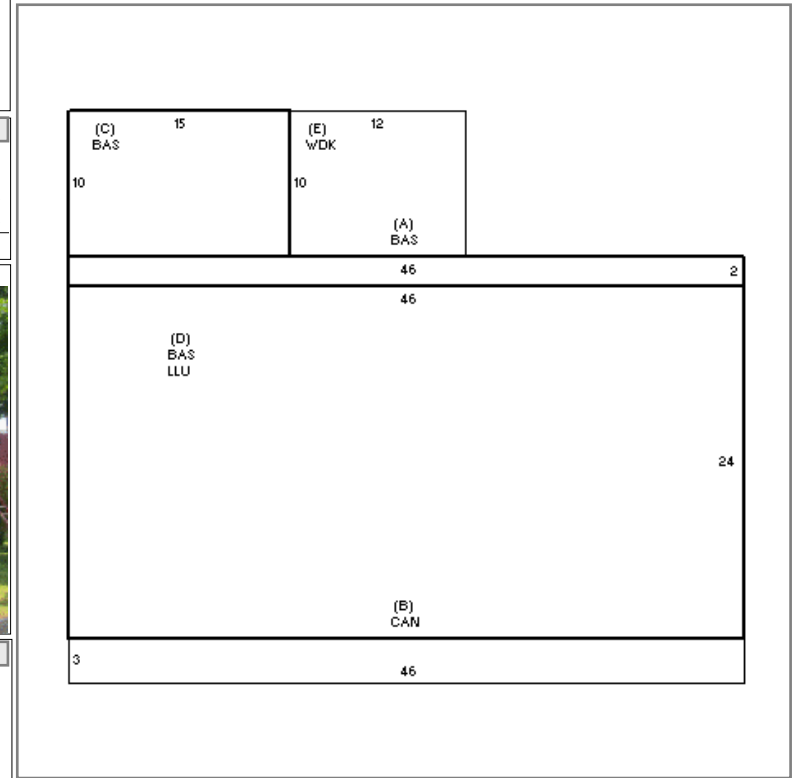
BUILDING


CURRENT OWNER				PARCEL ID				LOCATION			
COLAVITA KEITH 12 TICHNOR PL SCITUATE, MA 02066				45-2-27-B				12 TICHNOR PL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COLAVITA KEITH				05/29/2008	QS	305,000	36017-002				
LEARY MAXINE M				01/01/1978	QS		4297-45				
BREWSTER ROBERT TRUSTEE					XX		3470-547				

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	%
23-343	04/24/2023	3	ALTERATIONS	409,500	06/02/2023	NC	25	25
01-503	09/06/2001	3	ALTERATIONS				100	100
89-180	04/28/1989	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	HARBOR	FRNT	100	ASSESSED	418,500	CURRENT	675,400	PREVIOUS	380,500
Ngh	HARBOR	NOTE	LAND	418,500	380,500						
Inf1	FACTOR 100		BUILDING	256,900	231,000						
Inf2	PHY 100		DETACHED	0	0						
			OTHER	0	0						
			TOTAL	675,400	611,500						



TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/02/2023
									06/02/2023 15:09

BUILDING	CD	ADJ	DESC	MEASURE	5/8/2015	SJ	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	6/2/2023	NC	6/2/2023 - GUTTED TO STUDS
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	7/5/2023	MR	
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	356,816		
NET AREA	1,346	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	1,196	1968	200.62	239,945	CONDITION ELEM	CD		
\$NLA(RCN)	\$265	OVERALL	1.000	EXT COVER	4	VINYL	1.00	B	CAN	N	CANOPY	138		17.00	2,346	EXTERIOR	V		
				ROOF SHAPE	1	GABLE	1.00	C	BAS	L	BASE AREA	150	2023	200.62	30,093	INTERIOR	V		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	LLU	N	LOWER LEVEL UNF	1,104		58.25	64,303	KITCHEN	V		
				FLOOR COVER	34	COMB	1.00	E	WDK	N	WOOD DECK	120		38.40	4,608	BATHS	V		
				INT FINISH	1	PLASTER	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281	HEAT	U		
				HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT	U		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	2019 / 3
																		COND	3 3 %
																		FUNC	25 UC
																		ECON	0
																		DEPR	28 % GD 72
																		RCNLD	\$256,900