

Key: 5245

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.991

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
RUSSELL HUGH & DONNA M 9 TICHNOR COURT SCITUATE, MA 02066				45-2-30-0				9 TICHNOR CT			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
RUSSELL HUGH & DONNA M				01/08/1998	QS	170,000		(92690)			
STEVERMAN MADELINE				02/09/1950	XX			14311-0			

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	%
		7	OTHERS		05/23/2023	JD	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,600	HBR 1.00	100	1.00	506,000	2.00	100	1.00	R03	1.15	432,010

TOTAL	18,600 SF	ZONING		FRNT	109	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE		LAND	432,000	392,700		
Inf1	FACTOR 100		BUILDING	258,600	127,800			
Inf2	PHY 100		DETACHED	800	200			
			OTHER	0	0			
				TOTAL	691,400	520,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 12X10		120	13.93	800



BUILDING	CD	ADJ	DESC	MEASURE	5/23/2023	JD
MODEL	1		RESIDENTIAL	LIST	5/23/2023	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%]			

BUILDING

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	461,750
NET AREA	1,474	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	576		57.09	32,882	CONDITION ELEM	CD
\$NLA(RCN)	\$313	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	576	1930	239.10	137,721	EXTERIOR	F
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	EPA	N	ENCLOSED PORCH		90.20	29,044	INTERIOR	F
STORIES	2	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	898	1930	262.92	236,104	KITCHEN	F	
ROOMS	6	1.00	FLOOR COVER	2	SOFTWOOD	1.00	F	WDK	N	WOOD DECK	335		38.40	12,864	BATHS	F	
BEDROOMS	3	1.00	INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	BATHS	F	
BATHROOMS	1	1.00	HEATING/COOLING	2	HOT WATER	1.02									HEAT	A	
# 1/2 BATHS	1	1.00	FUEL SOURCE	1	OIL	1.00									ELECT	A	
TOT FIXTURES	5	\$4,896															
# UNITS	1	1.00															
																EFF.YR/AGE	1963 / 59
																COND	44 44 %
																FUNC	0
																ECON	0
																DEPR	44 % GD 56
																RCNLD	\$258,600

