Key: 5246

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4,992

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KURTAK JOHN S JR 11 TICHNOR CT SCITUATE, MA 02066	45-2-31-0	11 TICHNOR CT

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KURTAK JOHN S JR	03/18/2015	F	1	45337-110
KURTAK JOHN S JR & CAITLI	04/13/2007	QS	455,000	34387-12
MCPHEE RONALD & KATHLEEN	07/23/1979	QS		4693-1

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

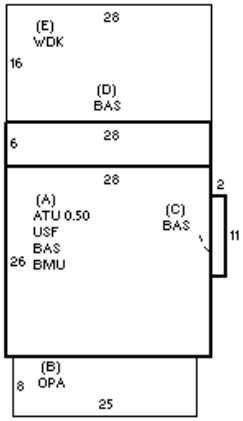
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,690	HBR 1.00	100 1.00	100 1.00	506,000	2.66	100 1.00	R03 1.15			423,050

TOTAL	13,690 SF	ZONING		FRNT	85
Ngh	HARBOR	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	423,100	384,600
BUILDING	197,300	185,300
DETACHED	8,300	7,900
OTHER	0	0
TOTAL	**628,700**	**577,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	- 0.90	60 0.40			500	41.39	8,300

PHOTO 10/22/2003

BLDG COMMENTS

FY12 STYLE CHANGE FROM COLONIAL TO CONVENTIONAL PER FIELD REVIEW.

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/12/2010	PL
LIST	10/12/0210	EST
REVIEW	3/28/2011	ER

YEAR BLT	1932	SIZE ADJ	1.000
NET AREA	1,646	DETAIL ADJ	1.224
$NLA(RCN)	$333	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$6,463
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	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	728		57.43	41,806
A	USF	L	UPPER STORY FIN	728	1932	256.56	186,773
A	ATU	L	ATTIC UNF	364		40.70	14,815
B	OPA	N	OPEN PORCH	200		56.65	11,330
+	BAS	L	BASE AREA	918	1932	282.12	258,984
E	WDK	N	WOOD DECK	448		42.24	18,923
	F21	O	FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	548,156
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1952 / 70	
COND	64	64 %
FUNC	0	
ECON	0	
DEPR	64	% GD 36
RCNLD		$197,300