

Key: 5248

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.994

LEGAL

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION			
MANN SARAH & WILLIAMS CHRIS 15 TICHNOR CT SCITUATE, MA 02066				45-2-32-0				15 TICHNOR CT			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MANN SARAH & WILLIAMS CHR				06/11/2003	QS	430,000	25418-4				
LACOURSIERE CLIFFORD A &				12/17/1984	QS	101,000	5901-162				
ALEXANDER DAVID L & MARY				01/01/1977	XX		4161-568				

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 %

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,650	HBR 1.00	100	1.00	100	1.00		R03	1.15		422,980

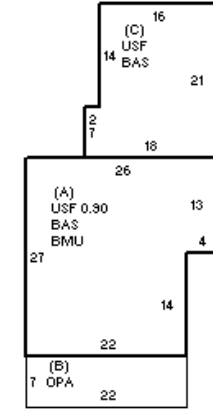
TOTAL	13,650 SF	ZONING		FRNT	88	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	423,000	384,500			
Inf1	FACTOR 100		BUILDING	157,600	154,600			
Inf2	PHY 100		DETACHED	1,700	1,600			
			OTHER	0	0			
			TOTAL	582,300	540,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	V	1.50	10 0.90		130	14.22	1,700



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/9/2009	PL
MODEL	1		RESIDENTIAL	LIST	7/9/2009	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/28/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1903	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,927	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	646		54.52	35,220
\$NLA(RCN)	\$227	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	931	1903	188.30	175,307
CAPACITY			UNITS	ADJ	ROOF SHAPE	3	GAMBREL	1.00	B	OPA	N	OPEN PORCH	154	51.50	7,931
STORIES	1.9	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	996	1903	207.06	206,232	
ROOMS	8	1.00	FLOOR COVER	2	SOFTWOOD	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	
BEDROOMS	4	1.00	INT FINISH	1	PLASTER	1.00									
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02									
# 1/2 BATHS	0	1.00	FUEL SOURCE	99	N/A	1.00									
TOT FIXTURES	6	\$4,896													
# UNITS	1	1.00													

TOTAL RCN	437,825
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	\$157,600