

Key: 5250

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.996

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
LEONHARDI DAVID V SR & CAMILLE 19 TICHNOR CT SCITUATE, MA 02066				45-2-33-0				19 TICHNOR CT			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LEONHARDI DAVID V SR & CA				05/19/2016	F	1	46943-265				
LEONHARDI DAVID V SR & CA				09/16/1998	A	225,000	16607-38				
LEONHARDI DAVID V JR				03/28/1997	QS	170,000	15057-121				

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 %
16-799	12/28/2016	3	ALTERATIONS	26,800	07/26/2017	SJ	100 100
06-023	01/19/2006	2	ADDITIONS	26,000	08/07/2006	SJ	100 100
97-693	12/09/1997	3	ALTERATIONS				100 100
97-311	06/12/1997	3	ALTERATIONS				100 100
93-506	09/01/1993	3	ALTERATIONS				100 100

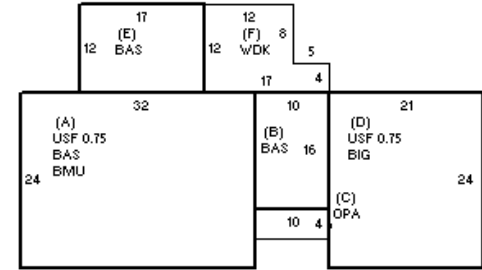
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	13,275	HBR 1.00	100	1.00	100	1.00	506,000	2.74	100	1.00	R03 1.15	422,240

TOTAL	13,275 SF	ZONING	FRNT	87	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	422,200	383,900		
Inf1	FACTOR 100		BUILDING	428,900	381,500		
Inf2	PHY 100		DETACHED	500	500		
			OTHER	0	0		
			TOTAL	851,600	765,900		

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		40	17.03	500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/9/2009	PL
MODEL	1		RESIDENTIAL	LIST	7/9/2009	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/28/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1952	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	587,481		
NET AREA	2,086	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	768		56.36	43,284	CONDITION ELEM	CD		
\$NLA(RCN)	\$282	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	954	1952	224.53	214,202	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	928	1952	246.90	229,123	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	40		56.65	2,266	KITCHEN			
				FLOOR COVER	14	COMB	1.00	D	BIG	N	BUILT-IN GARAGE	504		54.32	27,377	BATHS			
				INT FINISH	1	PLASTER	1.00	E	BAS	L	BASE AREA	204	2017	246.90	50,368	BATHS			
				HEATING/COOLING	2	HOT WATER	1.02	F	WDK	N	WOOD DECK	164		42.24	6,928	HEAT			
				FUEL SOURCE	99	N/A	1.00	F11	O	O	FPL 1S 1OP	1		8,009.10	8,009	ELECT			
																		EFF.YR/AGE	1980 / 42
																		COND	27 27 %
																		FUNC	0
																		ECON	0
																		DEPR	27 % GD 73
																		RCNLD	\$428,900