

Key: 5251

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.997

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
AGOSTINO STEPHEN & MALIN 23 TICHNOR CT SCITUATE, MA 02066				45-2-34-0				23 TICHNOR CT			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
AGOSTINO STEPHEN & MALIN				01/29/2021	O	550,000	54306-214				
SULLIVAN DANIEL R & TERES				02/02/2018	QS	475,000	49471-242				
CROWELL PAUL A & DONNA A				08/14/1980	QS	4862-452					

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	%
21-472	05/06/2021	2	ADDITIONS	216,000	08/04/2021	JD	100	60
21-472	05/06/2021	2	ADDITIONS	216,000	02/09/2022	JD	100	99
21-472	05/06/2021	3	ALTERATIONS	216,000	07/19/2022	JD	100	100
21-232	03/15/2021	3	ALTERATIONS	28,000	08/04/2021	JD	100	100
08-353	07/29/2008	3	ALTERATIONS	3,619	08/04/2009	SJ	100	100

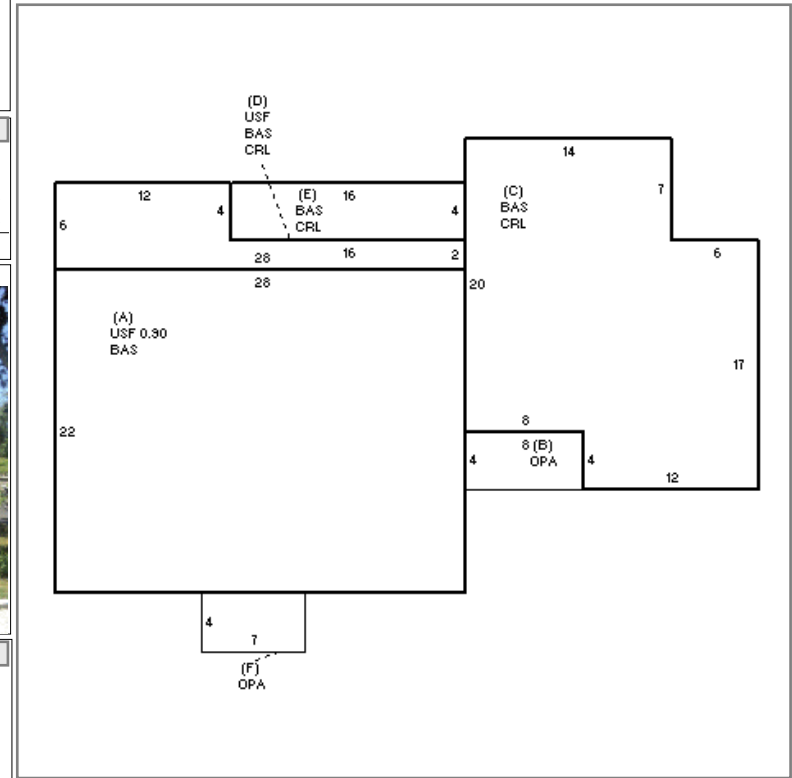
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,626	HBR 1.00	100	1.00	506,000	3.10	100	1.00	R03	1.15	418,900

TOTAL	11,626 SF	ZONING		FRNT	88	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	418,900	380,800			
Inf1	FACTOR 100		BUILDING	526,100	468,200			
Inf2	PHY 100		DETACHED	5,100	4,800			
			OTHER	0	0			
TOTAL			TOTAL	950,100	853,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90	14 X 24	336	13.55	4,100
PTD	A	1.00	10 0.90	8 X 14	112	9.48	1,000



BUILDING	CD	ADJ	DESC	MEASURE	8/4/2021	JD
MODEL	1		RESIDENTIAL	LIST	8/4/2021	JD
STYLE	4	1.10	CAPE [100%]	REVIEW	7/19/2022	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



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YEAR BLT	1946	SIZE ADJ	1.000
NET AREA	1,848	DETAIL ADJ	1.133
\$NLA(RCN)	\$285	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.9	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		6	\$6,526
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	526.086
FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	680	1946	278.00	189,043		
EXT COVER	4	VINYL	1.00	+	USF	L	UPPER STORY FIN	554	1946	252.82	140,060		
ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	60		61.80	3,708		
ROOF COVER	1	ASPH SHINGLES	1.00	+	CRL	N	BSMT CRAWL	574		15.31	8,786		
FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BASE AREA	510	2021	278.00	141,782		
INT FINISH	2	DRYWALL	1.00	D	USF	L	UPPER STORY FIN	104	2021	252.82	26,293		
HEATING/COOLING	9	WARM/COOL AIR	1.03		F21	O	FPL 2S 1OP	1		9,886.80	9,887		
FUEL SOURCE	2	GAS	1.00										

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$526,100