

Key: 5252

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.998

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BUCHER WAYNE & JUDITH 27 TICHNOR CT SCITUATE, MA 02066				45-2-35-0				27 TICHNOR CT			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BUCHER WAYNE & JUDITH				08/06/2004	QS	487,500	28826-133				
REILLY DENNIS & FREEMAN K				10/03/1988	QS	180,000	8743-335				
TEREN GEORGE G III & KARE				01/01/1979	F		45554-121				

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	%
13-302	05/21/2013	2	ADDITIONS	40,000	08/06/2013	SJ	100	100
91-577	11/05/1991	2	ADDITIONS				100	100
89-271	05/17/1989	3	ALTERATIONS				100	100

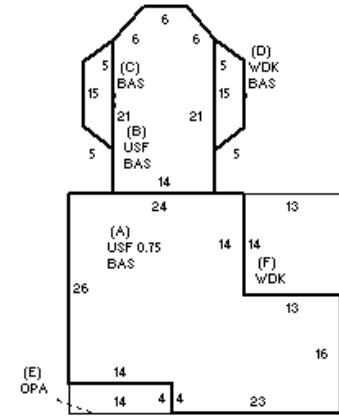
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,890	HBR 1.00	100	1.00	100	1.00	506,000	3.30	100	1.00	R03 1.15	417,340

TOTAL	10,890 SF	ZONING		FRNT	98	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE		LAND	417,300	379,400		
Inf1	FACTOR 100		BUILDING	255,200	237,400			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	672,500	616,800		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/9/2009	PL
MODEL	1		RESIDENTIAL	LIST	7/9/2009	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/28/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1880	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	579,891		
NET AREA	2,300	DETAIL ADJ	1.150	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	1,307	1880	248.80	325,175	CONDITION ELEM	CD		
\$NLA(RCN)	\$252	OVERALL	1.000	EXT COVER	3	ALUMINUM	1.00	+	USF	L	UPPER STORY FIN	993	1880	226.25	224,670	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	E	OPA	N	OPEN PORCH	56		56.65	3,172	INTERIOR			
				ROOF COVER	2	WOOD SHINGLES	1.01	+	WDK	N	WOOD DECK	230		42.24	9,715	KITCHEN			
				FLOOR COVER	2	SOFTWOOD	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063	BATHS			
				INT FINISH	1	PLASTER	1.00									HEAT			
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT			
				FUEL SOURCE	99	N/A	1.00												
																		EFF.YR/AGE	1956 / 66
																		COND	56 56 %
																		FUNC	0
																		ECON	0
																		DEPR	56 % GD 44
																		RCNLD	\$255,200