Key: 5253

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4,999

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
AGOSTINO STEPHEN E & MALIN K **32 TICHNOR PL** **SCITUATE, MA 02066**	**45-2-37-0**	**29 TICHNOR CT**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
AGOSTINO STEPHEN E & MALI	10/29/2019	QS	774,900	51860-84
ARCHER WALLACE & P JOYCE	01/01/1968	QS		3356-169
WENDEROTH RICHARD W & EDI	01/01/1966	XX		3230-87

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

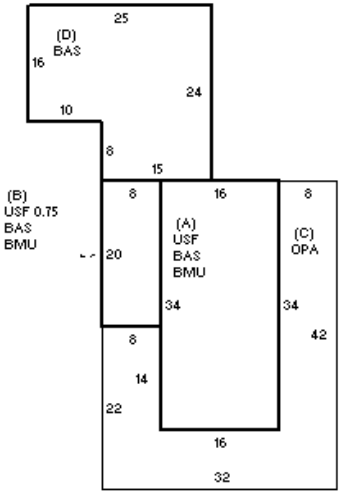
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-112	02/18/2020	3	ALTERATIONS	18,000	07/14/2020	JD	100	100
96-100	03/27/1996	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,280	HBR 1.00	100 1.00	100 1.00	506,000	1.56	100 1.00	R03 1.15			441,370

TOTAL	24,280 SF	ZONING		FRNT	107
Ngh	HARBOR	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	441,400	401,200
BUILDING	421,700	375,200
DETACHED	16,800	16,000
OTHER	0	0
TOTAL	**879,900**	**792,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	20 0.80	21 X 21		441	47.74	16,800

PHOTO 07/14/2020

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	7/14/2020	JD
LIST	7/14/2020	EST
REVIEW	9/8/2020	JD

BLDG COMMENTS

mls

YEAR BLT	1880	SIZE ADJ	1.000
NET AREA	1,888	DETAIL ADJ	1.224
$NLA(RCN)	$319	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	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	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	704		58.12	40,916
+	USF	L	UPPER STORY FIN	664	1880	249.33	165,554
C	OPA	N	OPEN PORCH	640		56.65	36,256
+	BAS	L	BASE AREA	1,224	1880	274.17	335,586
	F21	O	FPL 2S 1OP	1		9,062.90	9,063
	FPL	O	FIREPLACE	1		8,594.30	8,594

TOTAL RCN	602,432

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	1973 / 49	
COND	30	30 %
FUNC	0	
ECON	0	
DEPR	30	% GD 70
RCNLD		$421,700