

Key: 5254

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.000

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CURRENT OWNER				PARCEL ID				LOCATION			
TKACZUK RICHARD A & MARYANN 28 TICHNOR CT SCITUATE, MA 02066				45-2-38-0				28 TICHNOR CT			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TKACZUK RICHARD A & MARYA				11/21/2014	QS	1,090,000	44969-19				
CHRISTOPHER CHARLES, INC				05/31/2007	F	331,000	34610-337				
TEDESCHI JOHN				07/21/2006	H	100,000	33066-322				

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	%
16-32	01/25/2016	3	ALTERATIONS	47,000	07/20/2016	SJ	100	100
06-412		1	NEW CONST		05/26/2010	SJ	10	10
		1	NEW CONST		05/26/2009	SJ	0	0
06-412	07/19/2006	1	NEW CONST	290,000	07/17/2007	SJ	100	100
06-412	07/19/2006	1	NEW CONST		07/21/2008	SJ	100	100

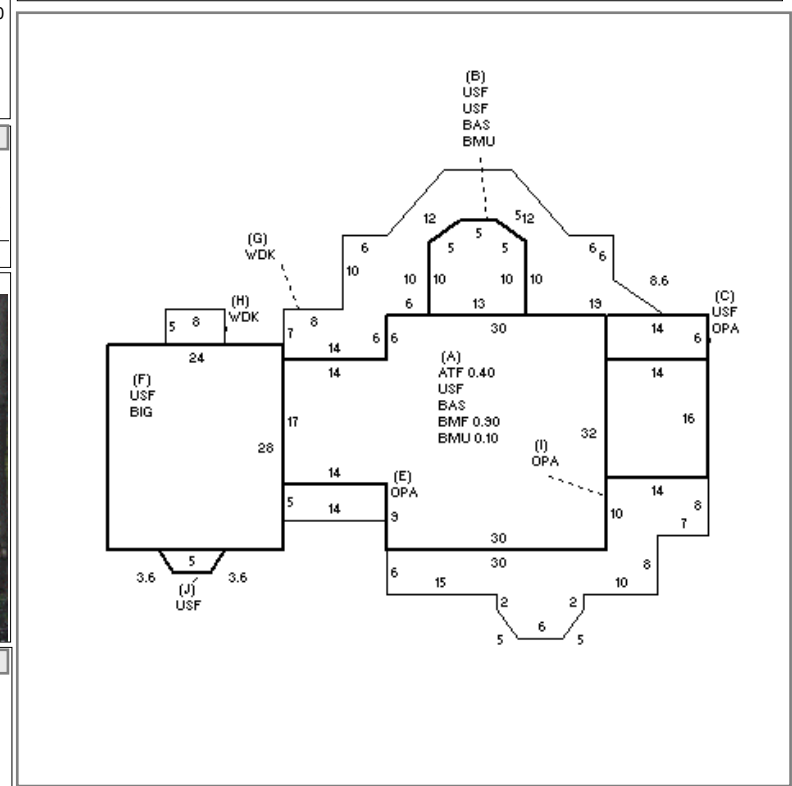
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	HBR 1.00	100	1.00	100	1.00	1.00	WV1	1.40		565,660
300	A	3,312	HBR 1.00	100	1.00	100	1.00	W20	0.20	WV1	1.40	18,360

TOTAL	4.230 Acres		ZONING	FRNT	1,103	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR		N O T E			LAND	584,000	493,900
Inf1	FACTOR 100			BUILDING	1,999,500	1,699,500		
Inf2	PHY 100			DETACHED	0	0		
				OTHER	0	0		
				TOTAL		2,583,500	2,193,400	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
EXTRA SHOWER
FY12 QUALITY CHANGE FROM SUP TO EXC, STYLE
CHANGE FROM CONV TO NEW STYLE PER FIELD
REVIEW.



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BUILDING	CD	ADJ	DESC	MEASURE	5/23/2011	SJ								TOTAL RCN	2,221,668									
MODEL	1		RESIDENTIAL	LIST	5/23/2011	SJ								CONDITION ELEM		CD								
STYLE	20	1.35	NEW STYLE [100%]	REVIEW			FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	501		76.01	38,079	EXTERIOR					
QUALITY	E	1.80	EXCELLENT [100%]				EXT COVER	1	WD SHINGLES	1.00	+	BMF	N	BSMT FINISH-SEP	1,078		106.70	115,022	INTERIOR					
FRAME	1	1.00	WOOD FRAME [100%]				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,579	2012	453.06	715,374	KITCHEN					
							ROOF COVER	1	ASPH SHINGLES	1.00	A	ATF	L	ATTIC FINISH	479	2012	292.72	140,215	BATHS					
							FLOOR COVER	12	COMB	1.00	+	OPA	N	OPEN PORCH	562		92.70	52,097	HEAT					
							INT FINISH	1	PLASTER	1.00	F	BIG	N	BUILT-IN GARAGE	672		103.28	69,403	ELECT					
							HEATING/COOLING	9	WARM/COOL AIR	1.03	+	WDK	N	WOOD DECK	553		69.12	38,223						
							FUEL SOURCE	2	GAS	1.00	+	USF	L	UPPER STORY FIN	2,401	2012	412.01	989,224						
														+	GFP	O	GAS FIREPLACE	3		10,001.40	30,004			
																					EFF.YR/AGE	2012 / 10		
																					COND	10 10 %		
																					FUNC	0		
																					ECON	0		
																					DEPR	10 % GD 90		
																					RCNLD	\$1,999,500		