

Key: 5255

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.001

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CURRENT OWNER				PARCEL ID				LOCATION				
HELM W JEFFREY & CYNTHIA M S/O HELM WALTER JEFFREY TR & 22 TICHNOR CT SCITUATE, MA 02066				45-2-39-0				22 TICHNOR CT				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
HELM WALTER JEFFREY TR & HELM W JEFFREY & CYNTHIA MORRISON ALMA G &				02/21/2023	F	1 57687-59						
				12/28/2015	QS	432,220	46434-287					
				11/06/2015	F	100	46248-136					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,497	HBR 1.00	100	1.00	506,000	1.68	100	1.00	R03		438,510

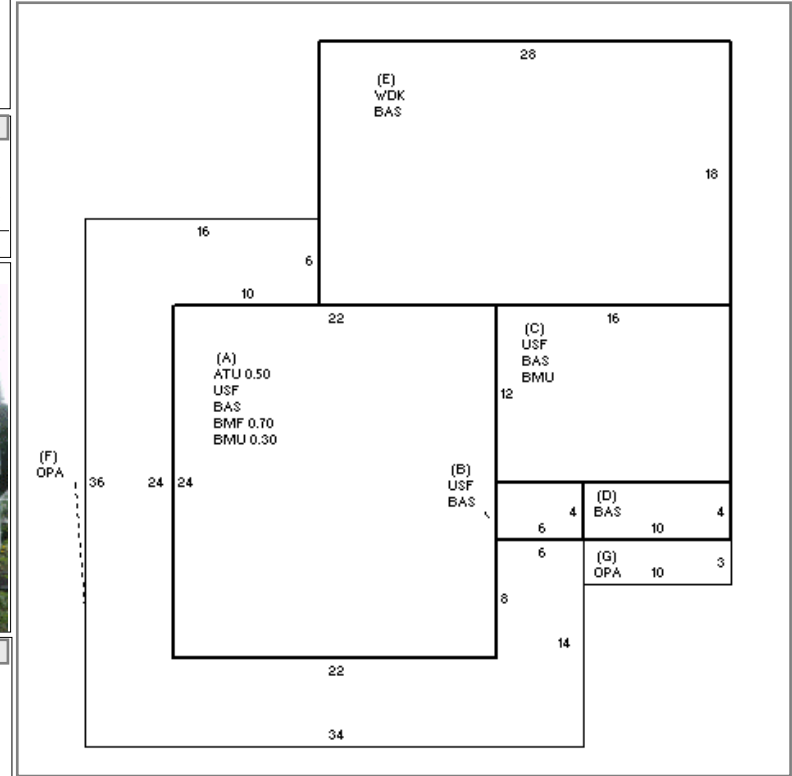
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-702	10/21/2020	3	ALTERATIONS	27,177	08/04/2021	JD	100	100
SS17-02		5	SPLIT/SUB/LA		04/20/2016	SJ	100	100
16-25	01/19/2016	2	ADDITIONS	140,000	07/20/2016	SJ	100	40
16-25	01/19/2016	3	ALTERATIONS	140,000	07/26/2017	SJ	100	100

TOTAL	22,497 SF	ZONING	FRNT	232	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE			LAND	438,500	398,700
Inf1	FACTOR 100		LAND	434,700	386,800		
Inf2	PHY 100		DETACHED	7,400	7,000		
			OTHER	0	0		
			TOTAL	880,600	792,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	70 0.30 10 X 20		200	54.75	3,300
SHF	A	1.00	20 0.80 16X12		192	12.38	1,900
PTD	A	1.00	10 0.90 20X16		320	7.81	2,200



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	4/20/2022	JD
MODEL	1		RESIDENTIAL	LIST	4/20/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	8/4/2021	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1905	SIZE ADJ	1.000
NET AREA	2,032	DETAIL ADJ	1.248
\$NLA(RCN)	\$297	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		2.5	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		1	1.00
TOT FIXTURES		8	\$7,987
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	350		52.37	18,330
EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	370		73.52	27,203
ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	744	1905	228.00	169,630
ROOF COVER	1	ASPH SHINGLES	1.00	A	ATU	N	ATTIC UNF	264		37.00	9,768
FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BASE AREA	1,288	1905	250.71	322,919
INT FINISH	1	PLASTER	1.00	E	WDK	N	WOOD DECK	504		38.40	19,354
HEATING/COOLING	11	HW/COOL AIR	1.04	+	OPA	N	OPEN PORCH	522		51.50	26,883
FUEL SOURCE	2	GAS	1.00		ODS	O	OUT DOOR SHOWER	1		1,675.00	1,675

TOTAL RCN	603,749
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1977 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$434,700

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