

Key: 4299

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.070

LEGAL

LAND

DETACHED

BUILDING

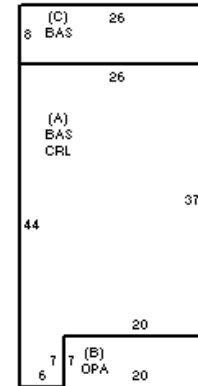
CURRENT OWNER		PARCEL ID		LOCATION	
BALZANO JOSEPH & PHYLLIS TRS 27 LIGHTHOUSE ROAD SCITUATE, MA 02066		39-5-5-0		26 TENTH AV	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
BALZANO JOSEPH & PHYLLIS		06/07/2002	F	100	(101397)
BALZANO JOSEPH & PHYLLIS		10/01/1982	XX		66705-0
BEVERIDGE RICHARD W & MUR		01/01/1975	XX		(C00054004)

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 %
15-605	09/15/2015	3	ALTERATIONS	12,500	07/08/2016	SJ	100 100
92-789	10/01/1992	3	ALTERATIONS				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	7,500	OS 1.00	100	1.00	100	1.00	440,000	4.70	100	1.00	R08 1.00	355,920

TOTAL	7,492 SF	ZONING	FRNT	104	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	355,900	323,600		
Inf1	FACTOR 100		BUILDING	135,200	124,900		
Inf2	PHY 100		DETACHED	4,300	4,100		
			OTHER	0	0		
			TOTAL	495,400	452,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	70 0.30		264	54.75	4,300



BUILDING	CD	ADJ	DESC	MEASURE	9/15/2009	PL
MODEL	1		RESIDENTIAL	LIST	9/15/2009	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	4/1/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1935	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	259,992		
NET AREA	1,212	DETAIL ADJ	0.850	FOUNDATION	3	CONT WALL	1.00	A	CRL	N	BSMT CRAWL	1,004		10.52	10,561	CONDITION ELEM	CD		
\$NLA(RCN)	\$215	OVERALL	1.000	EXT COVER	4	VINYL	1.00	B	OPA	N	OPEN PORCH	140		51.50	7,210	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,212	1935	191.72	232,368	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00		FPL	O	FIREPLACE	1		7,813.00	7,813	KITCHEN			
				FLOOR COVER	2	SOFTWOOD	1.00									BATHS			
				INT FINISH	1	PLASTER	1.00									HEAT			
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT			
				FUEL SOURCE	99	N/A	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1960 / 62
STORIES	1	1.00																COND	48 48 %
ROOMS	6	1.00																FUNC	0
BEDROOMS	3	1.00																ECON	0
BATHROOMS	1	1.00																DEPR	48 % GD 52
# 1/2 BATHS	0	1.00																RCNLD	\$135,200
TOT FIXTURES	3	\$2,040																	
# UNITS	1	1.00																	