

Key: 5551

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.278

LEG
AL
LAND

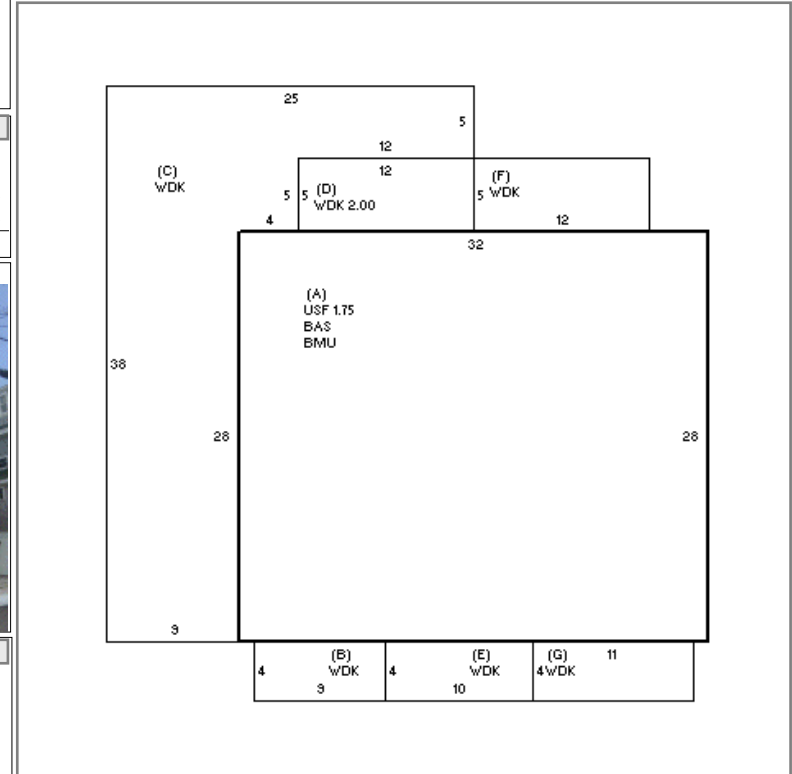
CURRENT OWNER				PARCEL ID				LOCATION					
WIGGIN SHUYLER & KAYLA 93 COUNTRY CLUB LANE BELMONT, MA 02478				46-1-48-0				15 LIGHTHOUSE RD					
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)						
WIGGIN SHUYLER & KAYLA				08/02/2021	QS	1,000,000	55412-92						
CHENEY JOSEPH M JR & ALIC				06/07/2005	F	1	30674-290						
CHENEY JOSEPH M JR				02/01/2000	QS	285,000	18250-48						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	3,387	OS 1.00	100	1.00	100	1.00	704,000	10.06	100	1.00	WF7 1.60	550,450

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	%
18-173	04/03/2018	3	ALTERATIONS	52,000	07/27/2018	JD	100	90
18-173	04/03/2018	3	ALTERATIONS	52,000	08/14/2019	JD	100	100
12-187	04/10/2012	3	ALTERATIONS	10,000	07/18/2012	SJ	100	100
11-463	07/27/2011	3	ALTERATIONS	6,000	07/18/2012	SJ	100	100
07-698	11/20/2007	3	ALTERATIONS	109,000	07/16/2008	SJ	100	100

LAND

TOTAL	3,398 SF	ZONING	FRNT	68	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	550,500	500,400
Inf1	FACTOR 100		BUILDING	540,900	501,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL					1,091,400	1,001,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	7/20/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/20/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/27/2021	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS

BUILDING

YEAR BLT	1979	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	614,688		
NET AREA	2,464	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	896		53.58	48,008	CONDITION ELEM	CD		
\$NLA(RCN)	\$249	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	896	1979	220.45	197,519	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,568	1979	200.47	314,340	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	742		42.24	31,342	KITCHEN	G		
				FLOOR COVER	14	COMB	1.00		FPL	O	FIREPLACE	1		8,594.30	8,594	BATHS	G		
				INT FINISH	2	DRYWALL	1.00		GFP	O	GAS FIREPLACE	1		6,111.60	6,112	HEAT	U		
				HEATING/COOLING	9	WARM/COOL AIR	1.03		ODS	O	OUT DOOR SHOWER	1		1,520.20	1,520	ELECT	U		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	2010 / 12
																		COND	12 12 %
																		FUNC	0
																		ECON	0
																		DEPR	12 % GD 88
																		RCNLD	\$540,900