

Key: 5553

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.280

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SHERMAN MARION T S/O HERALDO DAVIDSON TR & 50 NAHATON AVENUE MILTON, MA 02186				46-1-46-0				19 LIGHTHOUSE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HERALDO DAVIDSON TR & SHERMAN MARION T				07/20/2023	V	780,000	58111-197				
SHERMAN GEORGE E & MARION				05/30/2007	H	1	34597-189				
				01/13/1999	F	1	17044-233				

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	%
12-040	01/31/2012	3	ALTERATIONS	20,000	07/18/2012	SJ	100	100
91-752	11/26/1991	3	ALTERATIONS				100	100
90-497	08/16/1990	2	ADDITIONS				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	2,271	OS 1.00	100	1.00	100	1.00	704,000	14.78	100	1.00	WF7 1.60	542,390

TOTAL	2,271 SF	ZONING	FRNT	52	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	542,400	493,100		
Infl1	FACTOR 100		BUILDING	271,800	251,800		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	814,200	744,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/15/2009	PL
MODEL	1		RESIDENTIAL	LIST	7/15/2009	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/25/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1979	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,382	DETAIL ADJ	0.990	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	648		54.48	35,301
\$NLA(RCN)	\$255	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	872	1979	216.00	188,349
				ROOF SHAPE	6	SALTBOX	1.00	C	OPA	N	OPEN PORCH	80		51.50	4,120
				ROOF COVER	1	ASPH SHINGLES	1.00	D	WDK	N	WOOD DECK	530		38.40	20,352
				FLOOR COVER	14	COMB	1.00	+	USF	L	UPPER STORY FIN	510	1979	196.43	100,177
				INT FINISH	2	DRYWALL	1.00								
				HEATING/COOLING	5	ELECTRIC BB	0.99								
				FUEL SOURCE	3	ELECTRIC	1.00								

TOTAL RCN	353,051	CONDITION ELEM	CD
		EXTERIOR	
		INTERIOR	
		KITCHEN	
		BATHS	
		HEAT	
		ELECT	
		EFF.YR/AGE	1995 / 27
		COND	23 23 %
		FUNC	0
		ECON	0
		DEPR	23 % GD 77
		RCNLD	\$271,800

