

Key: 5555

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.282

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MCNABB EDWARD J JR 25 LIGHTHOUSE RD SCITUATE, MA 02066				46-1-43-0				25 LIGHTHOUSE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCNABB EDWARD J JR				05/21/1981	QS		4995-385				
BONO JAMES F ET AL				08/05/1980	XX		4859-301				
BONO JOSEPHINE & RITA SAL				01/01/1964	XX		3020-450				

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	%
92-86	02/04/1992	7	OTHERS ALTERATIONS		05/23/2023	JD	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	2,377	OS 1.00	100	1.00	704,000	14.14	100	1.00	WF7	1.60	543,280

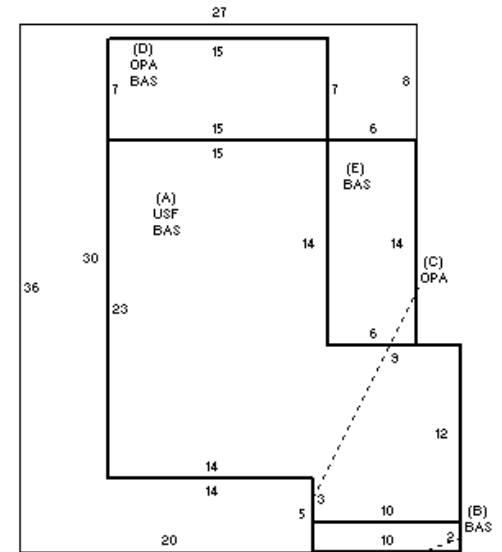
TOTAL	2,377 SF	ZONING		FRNT	30	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE		LAND	543,300	493,900		
Inf1	FACTOR 100		BUILDING	152,600	78,500			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	695,900	572,400		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/23/2023	JD
MODEL	1		RESIDENTIAL	LIST	5/23/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/25/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1909	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,121	DETAIL ADJ	0.958	FOUNDATION	1	PIER	0.98
\$NLA(RCN)	\$243	OVERALL	1.000	EXT COVER	5	ASBESTOS	0.96
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	2	1.00		ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	6	1.00		FLOOR COVER	2	SOFTWOOD	1.00
BEDROOMS	3	1.00		INT FINISH	1	PLASTER	1.00
BATHROOMS	1	1.00		HEATING/COOLING	13	NONE	0.85
# 1/2 BATHS	0	1.00		FUEL SOURCE	2	GAS	1.00
TOT FIXTURES	3	\$2,299					
# UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	665	1909	220.93	146,918
A	USF	L	UPPER STORY FIN	456	1909	200.91	91,616
+	OPA	N	OPEN PORCH	454		51.50	23,381
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	272,453
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	F
ELECT	A
EFF.YR/AGE	1963 / 59
COND	44 44 %
FUNC	0
ECON	0
DEPR	44 % GD 56
RCNLD	\$152,600