Key: 5558

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,285

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HEGGERICK WILLIAM 14 BENJAMIN LANE SCITUATE, MA 02066	46-4-19-0	37 LIGHTHOUSE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HEGGERICK WILLIAM	04/27/2018	QS	590,000	49735-92
SWENSON KEVIN & CAROL	09/05/2003	O	550,000	26434-222
DONNELLY JOSEPH H JR TR	10/26/1992	F		11364-220

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

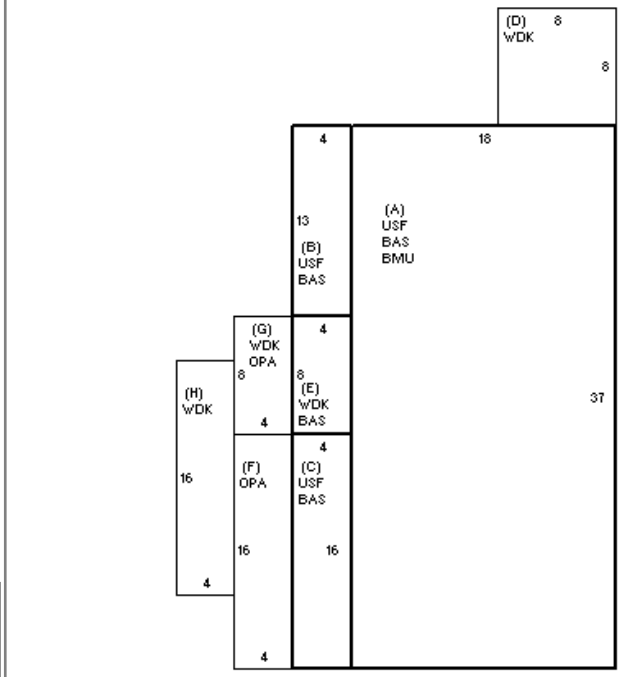
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		3	ALTERATIONS		06/27/2005	SJ	100	100
04-198	04/20/2004	3	ALTERATIONS	30,000	08/17/2004	SJ	100	100
04-06	01/05/2004	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	2,021	OS 1.00	100 1.00	100 1.00	528,000	16.54	100 1.00	WV3 1.20			405,120

TOTAL	2,004 SF	ZONING		FRNT	72
Ngh	OCEANSIDE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	405,100	368,300
BUILDING	408,400	363,400
DETACHED	600	600
OTHER	0	0
TOTAL	**814,100**	**732,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70			50	17.03	600

PHOTO 08/14/2019

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/14/2019	JD
LIST	8/14/2019	EST
REVIEW	3/25/2011	ER

BLDG COMMENTS

Generator

YEAR BLT	1925	SIZE ADJ	1.000
NET AREA	1,596	DETAIL ADJ	1.248
$NLA(RCN)	$320	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$6,589
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	666		59.28	39,478
+	USF	L	UPPER STORY FIN	782	1925	263.43	206,001
+	BAS	L	BASE AREA	814	1925	289.68	235,796
+	WDK	N	WOOD DECK	192		42.24	8,110
+	OPA	N	OPEN PORCH	96		56.65	5,438
	F21	O	FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	510,476
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2002 / 20		
COND	18	18 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80
RCNLD			$408,400