

Key: 5560

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.287


LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|--|---|----------|---------|------------|------|------------|--------------|------------------|------|-----|------------|-----------|
| ROONEY JOHN C JR & ADAMS NANCY 41 LIGHTHOUSE RD SCITUATE, MA 02066 | | | | 46-4-21-0 | | | | 41 LIGHTHOUSE RD | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | |
| ROONEY JOHN C JR & ADAMS | | | | 01/26/2005 | F | 1 | 29893-345 | | | | | |
| ROONEY JOHN C JR & ADAMS | | | | 05/14/2004 | F | 1 | 28204-3 | | | | | |
| ROONEY JOHN C JR | | | | 07/26/1994 | QS | 170,000 | 13041-84 | | | | | |
| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
| 100 | S | 10,710 | OS 1.00 | 100 | 1.00 | 528,000 | 3.35 | 100 | 1.00 | WV3 | 1.20 | 435,070 |

LAND

| TOTAL | 10,716 SF | ZONING | | FRNT | 29 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|--|------|----|--------------|------------------|----------------|
| Ngh | OCEANSIDE | NOTE | | | | LAND | 435,100 | 395,500 |
| Inf1 | FACTOR 100 | | | | | BUILDING | 646,800 | 582,500 |
| Inf2 | PHY 100 | | | | | DETACHED | 0 | 0 |
| | | | | | | OTHER | 0 | 0 |
| | | | | | | TOTAL | 1,081,900 | 978,000 |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO | 12/11/2006 |
|----|------|------|----------|----|-------|-----------|-------|---|------------|
| | | | | | | | |  | |

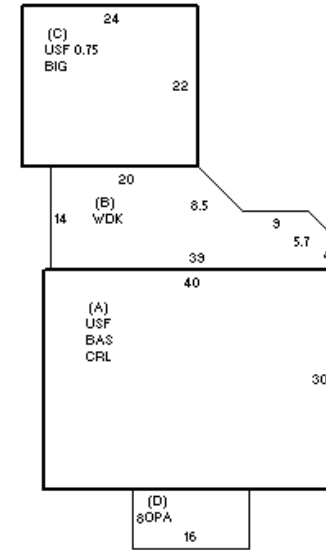
BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 5/2/2011 | SJ |
|----------|----|------|-------------------|---|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 5/2/2011 | EST |
| STYLE | 4 | 1.10 | CAPE [100%] | REVIEW | 3/25/2011 | ER |
| QUALITY | G | 1.20 | GOOD [100%] | BLDG COMMENTS FY12 QUALITY CHANGE FROM VG TO GD PER FIELD REVIEW. STYLE CHANGE FROM CONV TO CAPE PER FIELD REVIEW. | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

G

| YEAR BLT | 2005 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 779,308 |
|--------------|-------|------------|---------|-----------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|
| NET AREA | 2,796 | DETAIL ADJ | 1.144 | FOUNDATION | 3 | CONT WALL | 1.00 | A | CRL | N | BSMT CRAWL | 1,200 | | 12.04 | 14,443 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$279 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | BAS | L | BASE AREA | 1,200 | 2005 | 262.18 | 314,621 | EXTERIOR | |
| CAPACITY | | UNITS | ADJ | ROOF SHAPE | 1 | GABLE | 1.00 | + | USF | L | UPPER STORY FIN | 1,596 | 2005 | 238.43 | 380,531 | INTERIOR | |
| STORIES | | 2 | 1.00 | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | B | WDK | N | WOOD DECK | 442 | | 46.08 | 20,368 | KITCHEN | |
| ROOMS | | 7 | 1.00 | FLOOR COVER | 13 | COMB | 1.00 | C | BIG | N | BUILT-IN GARAGE | 528 | | 59.75 | 31,550 | BATHS | |
| BEDROOMS | | 4 | 1.00 | INT FINISH | 2 | DRYWALL | 1.00 | D | OPA | N | OPEN PORCH | 128 | | 61.80 | 7,910 | BATHS | |
| BATHROOMS | | 2 | 1.00 | HEATING/COOLING | 11 | HW/COOL AIR | 1.04 | | | | | | | | | HEAT | |
| # 1/2 BATHS | | 1 | 1.00 | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | | ELECT | |
| TOT FIXTURES | | 9 | \$9,884 | | | | | | | | | | | | | | |
| # UNITS | | 1 | 1.00 | | | | | | | | | | | | | | |

| 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 | % |
| 4-250 | 05/05/2004 | 7 | OTHERS | | 08/03/2006 | | 100 | 100 |
| 4-181 | 04/07/2004 | 1 | NEW CONST | 250,000 | 06/27/2005 | | 100 | 100 |
| 92-295 | 12/15/1994 | 3 | ALTERATIONS | 13,000 | | | 100 | 100 |
| 92-295 | 04/16/1992 | 3 | ALTERATIONS | | | | 100 | 100 |



| | |
|------------|------------|
| EFF.YR/AGE | 2005 / 17 |
| COND | 17 17 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 17 % GD 83 |
| RCNLD | \$646,800 |