

Key: 5563

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.289

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
VIGGIANO REGINA MARIE 2 MORNINGSIDE TERRACE TRUMBULL, CT 06611				46-4-23-0				45 LIGHTHOUSE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
VIGGIANO REGINA MARIE				06/11/1997	F		1 15239-177				
TESSITORE PETER F				01/29/1991	XX		10129-68				
TESSITORE ALFRED T				12/09/1976	XX		4230-488				


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	%
17-307	05/24/2017	3	ALTERATIONS	13,000	08/01/2017	SJ	100	100
10-430	09/17/2010	3	ALTERATIONS	12,000	07/20/2011	SJ	100	100
		4	DEMO				100	100
		1	NEW CONST				100	100

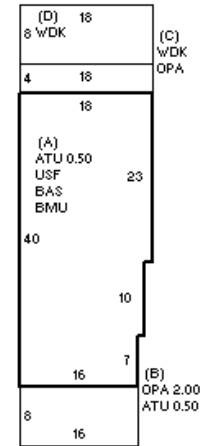
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	2,680	OS 1.00	100	1.00	100	1.00	528,000	12.60	100	1.00	409,230

TOTAL	2,701 SF	ZONING	FRNT	28	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	409,200	372,000		
Infl1	FACTOR 100		BUILDING	335,600	314,200		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	744,800	686,200		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	10/15/2003
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/20/2011	SJ
MODEL	1		RESIDENTIAL	LIST	7/20/2011	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/25/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	FY12 QUALITY CHANGE FROM GD TO AVG+ PER FIELD REVIEW. STYLE CHANGE FROM CONV TO COL.		

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YEAR BLT	2003	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	414,263
NET AREA	1,392	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	696		58.35	40,612		
\$NLA(RCN)	\$298	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	696	2003	244.32	170,049		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	696	2003	222.19	154,641		
STORIES	2.5		1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	ATU	N	ATTIC UNF	412		40.70	16,768		
ROOMS	8		1.00	FLOOR COVER	13	COMB	1.00	+	OPA	N	OPEN PORCH	328		56.65	18,581		
BEDROOMS	4		1.00	INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	216		42.24	9,123		
BATHROOMS	1		1.00	HEATING/COOLING	2	HOT WATER	1.02										
# 1/2 BATHS	1		1.00	FUEL SOURCE	99	N/A	1.00										
TOT FIXTURES	5		\$4,488														
# UNITS	1		1.00														
																EFF.YR/AGE	2003 / 19
																COND	18 18 %
																FUNC	0
																ECON	0
																DEPR	19 % GD 81
																RCNLD	\$335,600