

Key: 5564

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.290

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
KELLY J PATRICK & WALKER JOHN R TRS 47 LIGHTHOUSE RD SCITUATE, MA 02066				46-4-24-0				47 LIGHTHOUSE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KELLY J PATRICK & KELLY WILLIAM & KATHLEEN				09/25/1986	QS		7142-181				
				01/01/1966	XX		3264-159				
MCCLOSKEY MARY A				01/01/1943	XX		1823-183				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
12-285	05/22/2012	3	OTHERS		07/19/2022	JD	100	100
11-280	05/26/2011	3	ALTERATIONS	18,549	07/18/2012	SJ	100	100
98-624	12/06/1998	3	ALTERATIONS	10,000	07/20/2011	SJ	100	100
92-156	03/03/1992	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,322	OS 1.00	100	1.00	100	1.00	528,000	3.47	100	1.00	434,190

TOTAL	10,324 SF	ZONING	OCEANSIDE	FRNT	40	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E	C/W 8	LAND	434,200	394,700		
Inf1	FACTOR 100		BUILDING	249,400	221,900			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	108,800	81,200			
				TOTAL	792,400	697,800		

DETACHED

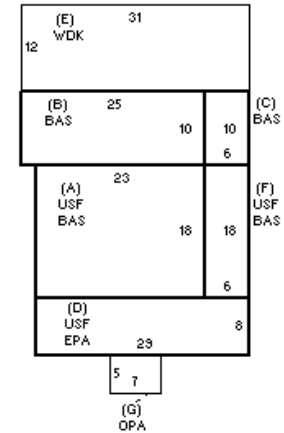
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/19/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/19/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	8/4/2021	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	445,343	
NET AREA	1,586	DETAIL ADJ	1.234	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	832	1920	260.65	216,859	CONDITION ELEM	CD	
\$NLA(RCN)	\$281	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	USF	L	UPPER STORY FIN	754	1920	237.03	178,721	EXTERIOR	F	
				ROOF SHAPE	1	GABLE	1.00	D	EPA	N	ENCLOSED PORCH	232		90.20	20,926	INTERIOR	F	
				ROOF COVER	1	ASPH SHINGLES	1.00	E	WDK	N	WOOD DECK	372		38.40	14,285	KITCHEN	F	
				FLOOR COVER	2	SOFTWOOD	1.00	G	OPA	N	OPEN PORCH	35		51.51	1,803	BATHS	F	
				INT FINISH	1	PLASTER	1.00		FPL	O	FIREPLACE	1		7,813.00	7,813	HEAT	A	
				HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT	A	
				FUEL SOURCE	2	GAS	1.00											
CAPACITY		UNITS	ADJ															
STORIES		2	1.00															
ROOMS		7	1.00															
BEDROOMS		4	1.00															
BATHROOMS		1	1.00															
# 1/2 BATHS		1	1.00															
TOT FIXTURES		5	\$4,936															
# UNITS		2	1.02															
EFF.YR/AGE 1963 / 59																		
COND 44 44 %																		
FUNC 0																		
ECON 0																		
DEPR 44 % GD 56																		
RCNLD \$249,400																		



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47 LIGHTHOUSE RD		TRANSFER HISTORY		DOS	T
SCITUATE, MA 02066				SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE HSES				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	108,800	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/19/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/19/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW		
QUALITY	-	0.90	LOW +/- AVG - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	600	DETAIL ADJ	1.224
\$NLA(RCN)	\$324	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	3	1.00	
BEDROOMS	1	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,644	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	CONT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	12	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	400	1920	317.44	126,977
A	USF	L	UPPER STORY FIN	200	1920	288.68	57,736
B	WDK	N	WOOD DECK	200		34.56	6,912

TOTAL RCN	194,269
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A
EFF.YR/AGE	1963 / 59
COND	44 44 %
FUNC	0
ECON	0
DEPR	44 % GD 56
RCNLD	\$108,800

(B) wDK	20
10	
(A) USF 0.50 BAS	20
20	