

Key: 5565

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.292

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
REGAN MARK J & CAROLYN M 49 LIGHTHOUSE RD SCITUATE, MA 02066				46-4-25-0				49 LIGHTHOUSE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
REGAN MARK J & CAROLYN M				07/14/2017	QS	479,000	48668-132				
DIAMOND ANN R TR				11/25/2008	F	10	36557-249				
DIAMOND ANN R				07/18/1980	QS		4852-401				

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	%
03-395	07/15/2003	3	ALTERATIONS	10,000	08/17/2004	SJ	100	100
01-411	08/02/2001	3	ALTERATIONS				100	100
97-499	08/27/1997	3	ALTERATIONS				100	100
91-931	12/26/1991	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	12,459	OS	1.00	1.00	528,000	2.91	1.00	1.00	WV3	1.20	438,900

DETACHED

TOTAL	12,458 SF	ZONING	FRNT	44	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E C/W 7	LAND	438,900	399,000		
Inf1	FACTOR 100		BUILDING	240,900	214,300		
Inf2	PHY 100		DETACHED	900	900		
			OTHER	0	0		
TOTAL			TOTAL	680,700	614,200		

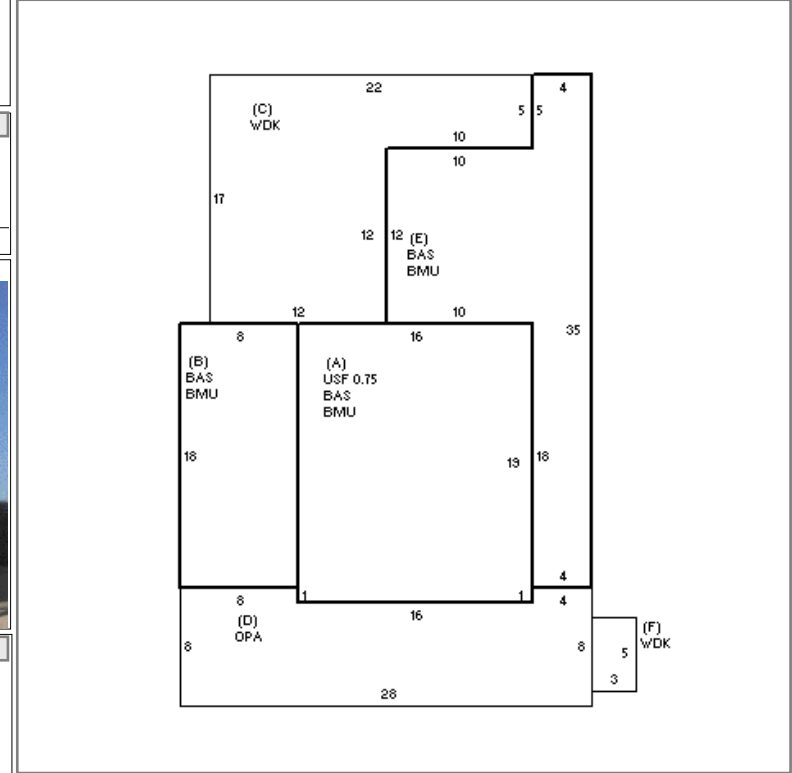
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	07/19/2022
SHF	A	1.00	30 0.70	8 X 10	1984	80	15.97	900	



BUILDING	CD	ADJ	DESC	MEASURE	7/19/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/19/2022	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%]			

BUILDING

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	344,198
NET AREA	936	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	708		52.71	37,318		
\$NLA(RCN)	\$368	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	708	1900	298.27	211,175		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	228	1900	271.25	61,844		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	269		38.40	10,330		
				FLOOR COVER	2	SOFTWOOD	1.00	D	OPA	N	OPEN PORCH	208		51.50	10,712		
				INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239		
				HEATING/COOLING	2	HOT WATER	1.02		ODS	O	OUT DOOR SHOWER	1		1,642.00	1,642		
				FUEL SOURCE	2	GAS	1.00										



BLDG COMMENTS

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	1973 / 49
COND	30 30%
FUNC	0
ECON	0
DEPR	30 % GD 70

RCNLD	\$240,900
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