

Key: 5566

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.293

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LONG DAVID W & KRISTIN A 20 BRITTANY LN DUNSTABLE, MA 01827				46-4-26-0				51 LIGHTHOUSE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LONG DAVID W & KRISTIN A				06/25/2020	QS	1,050,000	52965-85				
SANDBERG GLENN W & RITA J				10/14/2005	QS	999,000	31532-345				
MCCARTHY T P & NERGER R D				01/23/2004	O	380,000	27430-346				

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	%
04-470	07/22/2004	7	OTHERS		09/20/2006		100	100
04-470	07/22/2004	4	DEMO		06/28/2005	SJ	100	100
91-777	11/26/1991	1	NEW CONST	289,000	06/28/2005	SJ	100	100
		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	4,839 OS	1.00	100	1.00	528,000	7.14	100	1.00	WV3	1.20	418,780

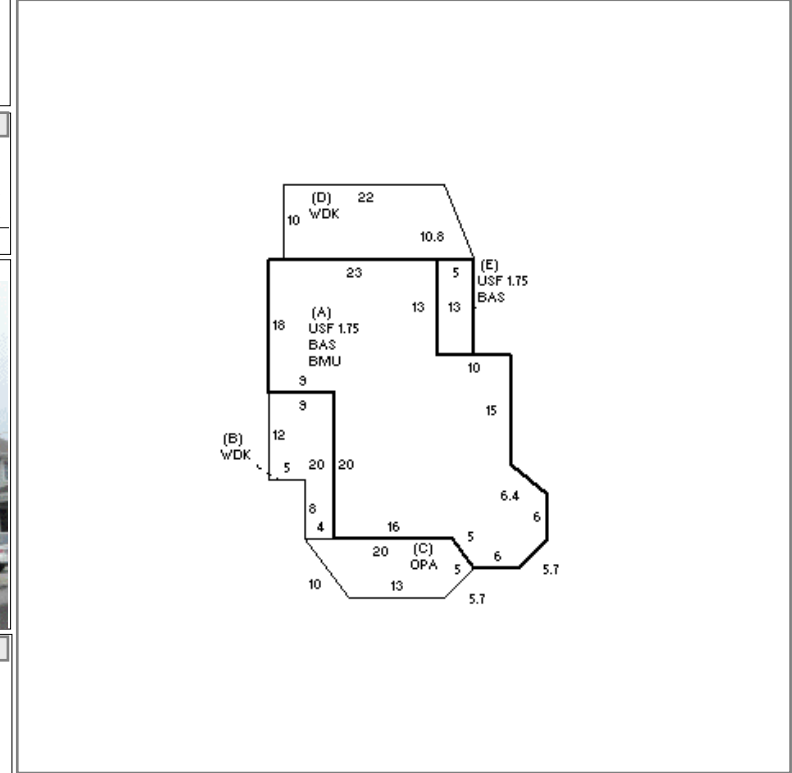
DETACHED

TOTAL	4,835 SF	ZONING		FRNT	42	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	418,800	380,700			
Inf1	FACTOR 100		BUILDING	959,600	802,700			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,378,400	1,183,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS	MLS
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/4/2021	JD
MODEL	1		RESIDENTIAL	LIST	8/4/2021	EST
STYLE	20	1.35	NEW STYLE [100%]	REVIEW	9/24/2020	JD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2005	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,989	DETAIL ADJ	1.390	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,022		65.60	67,043
\$NLA(RCN)	\$387	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,902	2005	335.00	637,165
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK		53.76	20,429
STORIES	2.75		1.00	ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	146		72.10	10,527
ROOMS	7		1.00	FLOOR COVER	13	COMB	1.00	+	BAS	L	BASE AREA	1,087	2005	368.38	400,424
BEDROOMS	2		1.00	INT FINISH	2	DRYWALL	1.00		BMG	O	BSMT GARAGE	1		3,487.40	3,487
BATHROOMS	3		1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03								
# 1/2 BATHS	1		1.00	FUEL SOURCE	2	GAS	1.00								
TOT FIXTURES	11	\$17,125													
# UNITS	1	1.00													

TOTAL RCN	1,156,200
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2005 / 17
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$959,600