

Key: 5571

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.299

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FERRERA DONALD J & LYNN M				46-2-6-F				95 LIGHTHOUSE RD			
95 LIGHTHOUSE RD				TRANSFER HISTORY				DOS T SALE PRICE BK-PG (Cert)			
SCITUATE, MA 02066				FERRERA DONALD J & LYNN M				01/19/2006 F 1 32087-282			
				FERRARA DONALD J & LYNN M				07/02/2002 G 1 22377-232			
				FERRARA DONALD J				08/14/2001 G 500,000 20358-217			

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	%
06-252	05/05/2006	3	ALTERATIONS	45,000	08/03/2006	SJ	100	100
06-252	05/05/2006	3	ALTERATIONS	45,000	07/23/2007	SJ	100	100
01-538	09/25/2001	3	ALTERATIONS				100	100

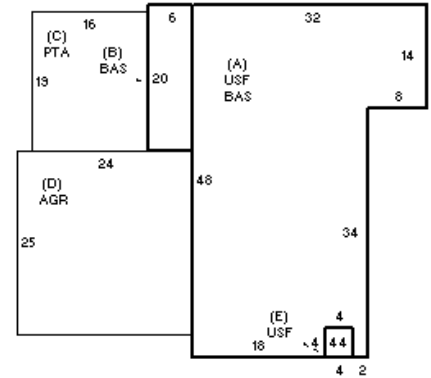
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,780	OS 1.00	100	1.00	528,000	2.48	100	1.00	WV3	1.20	443,630

TOTAL	14,767 SF	ZONING	FRNT	340	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E  C/W 2 3	LAND	443,600	403,300		
Infl1	FACTOR 100		BUILDING	384,600	362,500		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	828,200	765,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
 FY12 QUALITY CHANGE FROM GD TO AVG PER FIELD REVIEW. STYLE CHANGE FROM CONV TO COL PER FIELD REVIEW.



BUILDING	CD	ADJ	DESC	MEASURE	10/19/2010	PL	BLDG COMMENTS						
MODEL	1		RESIDENTIAL	LIST	10/19/2010	EST	FY12 QUALITY CHANGE FROM GD TO AVG PER FIELD REVIEW. STYLE CHANGE FROM CONV TO COL PER FIELD REVIEW.						
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/24/2011	ER							
QUALITY	A	1.00	AVERAGE [100%]										
FRAME	1	1.00	WOOD FRAME [100%]										

YEAR BLT	1953	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	512,777
NET AREA	2,632	DETAIL ADJ	0.969	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	1,368	1953	186.70	255,403	CONDITION ELEM	CD
\$NLA(RCN)	\$195	OVERALL	1.000	EXT COVER	4	VINYL	1.00	C	PTA	N	PATIO	304		14.90	4,530	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	D	AGR	N	ATT GARAGE	600		42.25	25,349	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,264	1953	169.78	214,605	KITCHEN	
				FLOOR COVER	14	COMB	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	BATHS	
				INT FINISH	1	PLASTER	1.00									HEAT	
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	
				FUEL SOURCE	99	N/A	1.00										

EFF.YR/AGE	1990 / 32
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$384,600