

Key: 5575

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.303

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
LORING ROBERT D JR 10 COLLEGE RD WELLESLEY, MA 02482				46-4-29-0				57 LIGHTHOUSE RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
LORING ROBERT D JR				06/14/2013	U	590,000	43209-78					
MCGRATH PATRICIA L &				10/07/2003	F	525,000	26744-166					
GREEN CAROL ANN &				08/29/2003	R	575,000	26375-162					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,671	OS 1.00	100	1.00	528,000	4.09	100	1.00	WV3	1.20	430,190

LAND

TOTAL	8,668 SF	ZONING	FRNT	140	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E C/W 4	LAND	430,200	391,100		
Inf1	FACTOR 100		BUILDING	306,200	272,700		
Inf2	PHY 100		DETACHED	6,600	6,300		
			OTHER	0	0		
			TOTAL	743,000	670,100		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	60 0.40		300	54.75	6,600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/5/2009	SJ
MODEL	1		RESIDENTIAL	LIST	8/5/2009	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	1/13/2021	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS

G

YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	984	DETAIL ADJ	1.200
\$NLA(RCN)	\$389	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	6	\$6,336	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	428		69.46	29,731
EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	520	1920	287.96	149,741
ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	624		56.65	35,350
ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	464	1920	316.66	146,928
FLOOR COVER	2	SOFTWOOD	1.00		FPL	O	FIREPLACE	1		8,594.30	8,594
INT FINISH	1	PLASTER	1.00		GFP	O	GAS FIREPLACE	1		6,111.60	6,112
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	382,791
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2002 / 20
COND	18 18%
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$306,200

