

Key: 5577

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.305

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CONWAY MICHAEL P & RACHEL E PO BOX 84 BOLTON, MA 01740				46-4-30-0				61 LIGHTHOUSE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CONWAY MICHAEL P & RACHEL				06/15/2021	QS	740,000	55145-303				
CONBOY PAUL R				07/30/2007	H	400,000	34877-103				
CONBOY JEANNE P				12/31/2004	F	-100	29774-248				

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	%
21-1494	11/24/2021	3	ALTERATIONS	5,000	07/19/2022	JD	100	100
21-1359	10/20/2021	3	ALTERATIONS	8,000	07/19/2022	JD	100	100
		7	OTHERS		09/06/2021	JD	100	100
07-535	09/07/2007	3	ALTERATIONS	38,000	07/16/2008	SJ	100	100
95-509	10/10/1995	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,671	OS 1.00	100	1.00	528,000	6.13	100	1.00	WV3	1.20	421,640

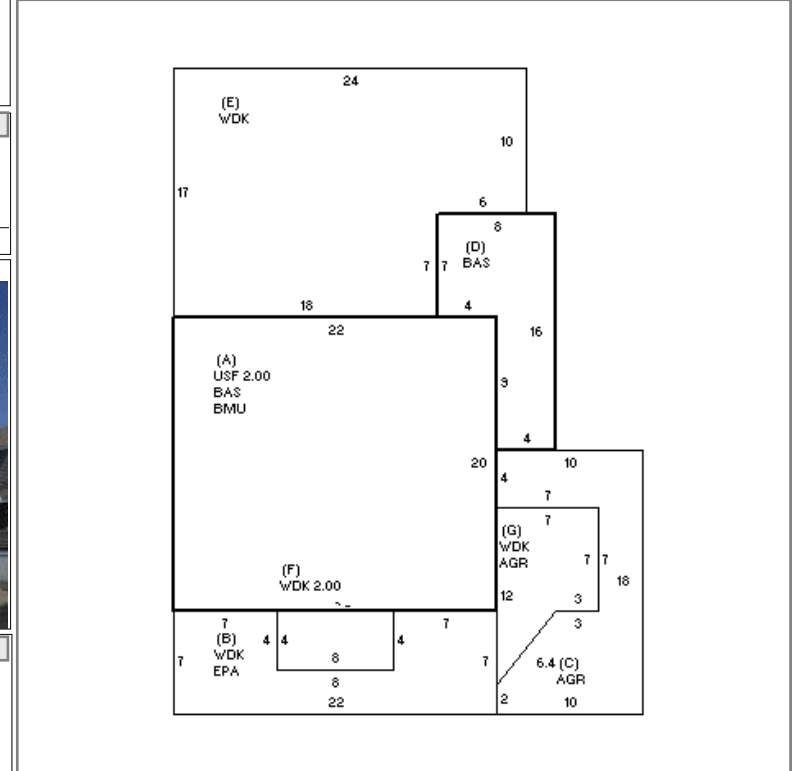
TOTAL	5,671 SF	ZONING		FRNT	144	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	421,600	383,300			
Inf1	FACTOR 100		BUILDING	370,000	329,400			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	791,600	712,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS	MLS
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BUILDING	CD	ADJ	DESC	MEASURE	7/19/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/19/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	9/6/2021	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	1,412	DETAIL ADJ	1.224
\$NLA(RCN)	\$345	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		1	1.00
TOT FIXTURES		8	\$8,617
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	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	BMU	N	BSMT UNFINISHED	440		69.47	30,565
A	USF	L	UPPER STORY FIN	880	1920	265.59	233,719
B	EPA	N	ENCLOSED PORCH	122		99.22	12,104
+	AGR	N	ATT GARAGE	180		70.05	12,608
+	BAS	L	BASE AREA	532	1920	292.05	155,372
+	WDK	N	WOOD DECK	611		42.24	25,808
F11	O		FPL 1S 10P	1		8,009.10	8,009

TOTAL RCN	486.803
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	1991 / 31
COND	25 25%
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$370,000