Key: 5580

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,308

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FRANCIS WILLIAM & JOAN **63 LIGHTHOUSE ROAD** **SCITUATE, MA 02066**	**46-4-31-0**	**63 LIGHTHOUSE RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FRANCIS WILLIAM & JOAN	01/01/1970	QS		3517-144
GORSUCH THOMAS O & ELIZAB	01/01/1969	XX		3433-520
GAMACHE LEON A & MARGARET	01/01/1964	XX		3041-445

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE HSES		1	1 of 2

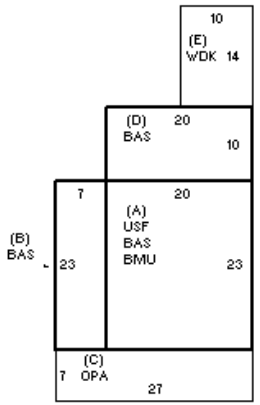
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
18-440	07/11/2018	3	ALTERATIONS	6,000	08/14/2019	JD	100	100
18-362	06/06/2018	3	ALTERATIONS	22,500	07/27/2018	JD	100	50
18-362	06/06/2018	3	ALTERATIONS	22,500	08/14/2019	JD	100	50
18-362	06/06/2018	3	ALTERATIONS	22,500	07/15/2020	JD	100	100
11-170	04/08/2011	3	ALTERATIONS	82,200	07/20/2011	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,931	OS 1.00	100 1.00	100 1.00	528,000	2.62	100 1.00	WV3 1.20			441,940

TOTAL	13,931 SF	ZONING		FRNT	42
Ngh	OCEANSIDE	NOTE	C/W 2		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	441,900	401,800
BUILDING	250,600	223,000
DETACHED	0	0
OTHER	143,100	128,700
TOTAL	**835,600**	**753,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/14/2019

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/14/2019	JD
LIST	8/14/2019	JD
REVIEW	7/15/2020	JD

YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	1,281	DETAIL ADJ	1.200
$NLA(RCN)	$296	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$4,800
# 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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	460		62.98	28,972
A	USF	L	UPPER STORY FIN	460	1920	242.69	111,638
+	BAS	L	BASE AREA	821	1920	266.87	219,103
C	OPA	N	OPEN PORCH	189		51.50	9,734
E	WDK	N	WOOD DECK	140		38.40	5,376

TOTAL RCN	379,623

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

EFF.YR/AGE	1970 / 52		
COND	34	34 %	
FUNC	0		
ECON	0		
DEPR	34	% GD	66
RCNLD			$250,600

Key: 5580

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,309

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FRANCIS WILLIAM & JOAN **63 LIGHTHOUSE ROAD** **SCITUATE, MA 02066**	**46-4-31-0**	**63 LIGHTHOUSE RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	**100**	**MULTIPLE HSES**		**2**	**2 of 2**

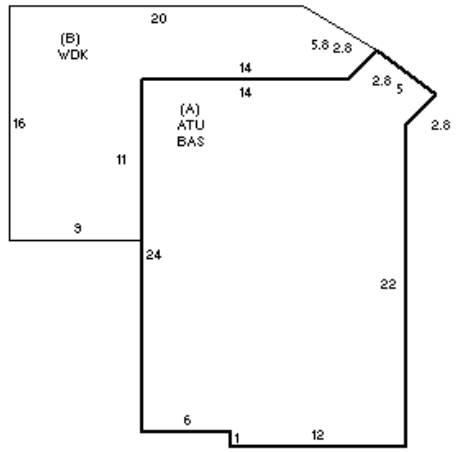
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL		ZONING		FRNT	
Ngh		NOTE			
Infl1					
Infl2					

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	143,100	
DETACHED		
OTHER		
TOTAL		



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/15/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.85	COTT/BUNGALOW [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/14/2019	JD
LIST	8/14/2019	JD
REVIEW	7/15/2020	JD

YEAR BLT	2012	SIZE ADJ	1.000
NET AREA	452	DETAIL ADJ	0.833
$NLA(RCN)	$323	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	3	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$1,999
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	0.98
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	12	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	452	2012	263.39	119,054
A	ATU	N	ATTIC UNF	452		37.00	16,724
B	WDK	N	WOOD DECK	215		38.40	8,256

TOTAL RCN	146,033

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

EFF.YR/AGE	2020 / 2		
COND	2	2 %	
FUNC	0		
ECON	0		
DEPR	2	% GD	98

RCNLD	$143,100