

Key: 5588

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.317

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SIMMONS GEORGE H & WAGNER RUTH E 45 REBECCA RD SCITUATE, MA 02066				46-4-35-0				73 LIGHTHOUSE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SIMMONS GEORGE H & WEIGEL JANE E & FISHER DA				10/26/1993	QS	150,000	12324-137				
ASCHETTINO MICHAEL M & PA				11/19/1990	XX		10037-289				
				10/01/1982	XX		5217-421				

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	%
20-288	05/28/2020	3	ALTERATIONS	9,340	07/15/2020	JD	100	100
09-210	05/21/2009	3	ALTERATIONS	24,000	08/05/2009	SJ	100	100
93-393	07/09/1993	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,093 OS	1.00	100	1.00	528,000	4.95	100	1.00	WV3	1.20	425,960

TOTAL	7,100 SF	ZONING		FRNT	48	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	426,000	387,200			
Inf1	FACTOR 100		BUILDING	290,300	258,200			
Inf2	PHY 100		DETACHED	10,700	10,200			
			OTHER	0	0			
			<b>TOTAL</b>	<b>727,000</b>	<b>655,600</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	A	1.00 50 0.50	16 X 24		384	55.57	10,700



PHOTO 07/15/2020

BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	2/10/2021	JD
MODEL	1		RESIDENTIAL	LIST	2/10/2021	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/24/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1899	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,648	DETAIL ADJ	1.200	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	890		48.84	43,464
\$NLA(RCN)	\$284	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	534	1899	228.66	122,104
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	174	51.50	8,961
STORIES	1.6	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,114	1899	251.44	280,107	
ROOMS	5	1.00	FLOOR COVER	2	SOFTWOOD	1.00	D	WDK	N	WOOD DECK	24		38.42	922	
BEDROOMS	2	1.00	INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	
BATHROOMS	1	1.00	HEATING/COOLING	1	FORCED AIR	1.00		ODS	O	OUT DOOR SHOWER	1		1,610.00	1,610	
# 1/2 BATHS	0	1.00	FUEL SOURCE	2	GAS	1.00									
TOT FIXTURES	3	\$2,880													
# UNITS	1	1.00													

TOTAL RCN	468,287	CONDITION ELEM	CD
EXTERIOR		F	
INTERIOR		A	
KITCHEN		A	
BATHS		A	
HEAT		A	
ELECT		A	
EFF.YR/AGE	1967 / 55		
COND	38 38 %		
FUNC	0		
ECON	0		
DEPR	38 % GD 62		
RCNLD	\$290,300		

