

Key: 5590

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.319

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
NACE DAVID J JR & BRODERICK MARY MARGARET				46-4-36-0				75 LIGHTHOUSE RD				
75 LIGHTHOUSE RD SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				NACE DAVID J JR & BURKE JOSEPH D & URSULA P				05/16/2022	QS	689,000	56809-328	
				GROSSMAN MELVIN H & ELEAN				11/30/1998	QS	185,000	16874-41	
								11/24/1997	QS	137,500	15671-31	

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	%
17-111	03/08/2017	3	OTHERS		09/06/2022	JD	100	100
13-452	07/17/2013	3	ALTERATIONS	12,936	08/01/2017	SJ	100	100
01-265	06/12/2001	3	ALTERATIONS	3,000	07/09/2014	MR	100	100
98-32	02/09/1998	3	ALTERATIONS				100	100

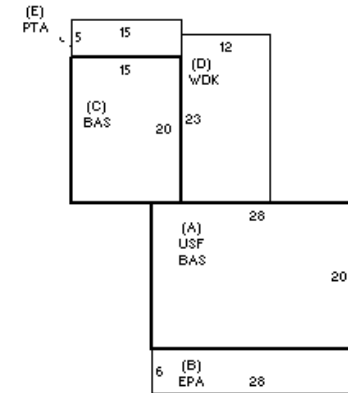
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,345	OS 1.00	100	1.00	528,000	5.51	100	1.00	WV3	1.20	423,760

TOTAL	6,360 SF	ZONING	FRNT	48	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	423,800	385,200		
Inf1	FACTOR 100		BUILDING	265,400	239,600		
Inf2	PHY 100		DETACHED	1,100	0		
			OTHER	0	0		
			TOTAL	690,300	624,800		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X10		80	15.97	1,100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/31/2023	JD
MODEL	1		RESIDENTIAL	LIST	7/31/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	9/6/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
MLS

LOADING

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	402,152		
NET AREA	1,420	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	860	1900	265.24	228,110	CONDITION ELEM	CD		
\$NLA(RCN)	\$283	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	560	1900	241.21	135,078	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	168		90.20	15,154	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	WDK	N	WOOD DECK	276		38.40	10,598	KITCHEN	G		
				FLOOR COVER	2	SOFTWOOD	1.00	E	PTA	N	PATIO	75		14.91	1,118	BATHS	A		
				INT FINISH	1	PLASTER	1.00	GFP	O	O	GAS FIREPLACE	1		5,556.00	5,556	HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02	ODS	O	O	OUT DOOR SHOWER	1		1,642.00	1,642	ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1970 / 52
																		COND	34 34 %
																		FUNC	0
																		ECON	0
																		DEPR	34 % GD 66
																		RCNLD	\$265,400