

Key: 5595

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.324

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HOUGHTON GERALD B 81 LIGHTHOUSE ROAD SCITUATE, MA 02066				46-4-39-0				81 LIGHTHOUSE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HOUGHTON GERALD B				01/01/1978	QS	4357-412	4357-412				
HOUGHTON BERNARD & YVONNE				01/01/1964	XX	3034-38	3034-38				
MCCUE BARBARA A				01/01/1962	XX	2851-487	2851-487				

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	%
08-324	07/19/2008	3	ALTERATIONS	300	08/05/2009	SJ	100	100
03-140	04/04/2003	3	ALTERATIONS				100	100
93-142	04/02/1993	2	ADDITIONS				100	100
		6	CYCL GROWTH				100	100
		7	OTHERS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,800 OS	1.00	100	1.00	100	1.00	528,000	6.00	100	1.00	422,060

TOTAL	5,800 SF	ZONING	FRNT	48	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	422,100	383,700		
Inf1	FACTOR 100		BUILDING	258,600	240,500		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	34,000	34,100		
			TOTAL	714,700	658,300		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE
MODEL	1		RESIDENTIAL	
STYLE	7	1.20	CONVENTIONAL [100%]	LIST
QUALITY	G	1.20	GOOD [100%]	REVIEW
FRAME	1	1.00	WOOD FRAME [100%]	3/24/2011 ER

BUILDING

YEAR BLT	1925	SIZE ADJ	1.000
NET AREA	1,809	DETAIL ADJ	1.224
\$NLA(RCN)	\$325	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	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	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	666		64.66	43,067
+	USF	L	UPPER STORY FIN	666	1925	274.53	182,837
+	ATF	L	ATTIC FINISH	351	1925	195.05	68,462
+	BAS	L	BASE AREA	792	1925	301.88	239,090
D	OPA	N	OPEN PORCH	54		61.80	3,337
+	WDK	N	WOOD DECK	954		46.08	43,961

TOTAL RCN	587,804
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1956 / 66
COND	56 56 %
FUNC	0
ECON	0
DEPR	56 % GD 44
RCNLD	\$258,600



