

Key: 5596

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.326

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCGOWAN MATTHEW G & BARBARA 83 LIGHTHOUSE RD SCITUATE, MA 02066				46-4-40-0				83 LIGHTHOUSE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCGOWAN MATTHEW G & BARBA				10/03/2016	QS	424,900	47548-239				
MAGUIRE MATTHEW G & KATHE				03/30/2012	QS	399,000	41170-254				
D'ESOPPO JOHN F & PAMELA J				12/11/2002	QS	438,000	23645-246				

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	%
22-1296	12/14/2022	3	ALTERATIONS	7,980	07/31/2023	JD	100	100
14-047	02/04/2014	3	ALTERATIONS	1,589	07/09/2014	MR	100	100
		3	ALTERATIONS		06/27/2005	SJ	0	0
00-31	02/11/2000	3	ALTERATIONS				100	100
98-336	07/13/1998	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,399 OS	1.00	100	1.00	528,000	6.43	100	1.00	WV3	1.20	420,740

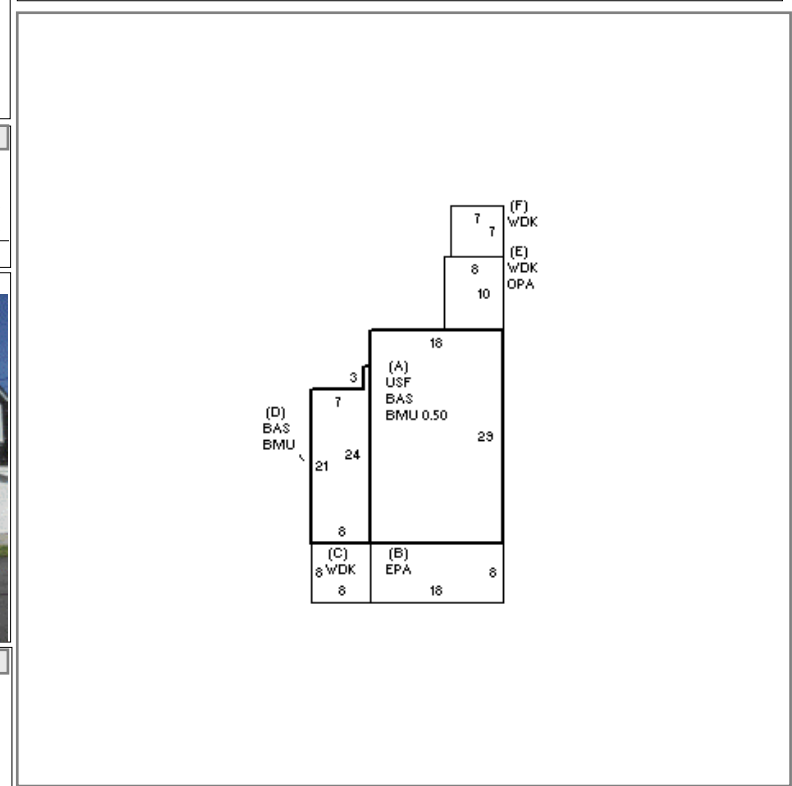
TOTAL	5,401 SF	ZONING		FRNT	39	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	420,700	382,500			
Infl1	FACTOR 100		BUILDING	192,800	125,300			
Infl2	PHY 100		DETACHED	7,400	7,000			
			OTHER	0	0			
			TOTAL	620,900	514,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	60 0.40		360	51.11	7,400



BUILDING	CD	ADJ	DESC	MEASURE	7/9/2014	MR
MODEL	1		RESIDENTIAL	LIST	7/19/2000	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	7/31/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	
---------------	--



YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	1,215	DETAIL ADJ	1.200
\$NLA(RCN)	\$305	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	432		63.15	27,281
EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	693	1920	270.67	187,572
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	522	1920	246.14	128,487
ROOF COVER	1	ASPH SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	144		90.20	12,989
FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	193		38.40	7,411
INT FINISH	1	PLASTER	1.00	E	OPA	N	OPEN PORCH	80		51.50	4,120
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	370,740
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	O
ELECT	O
EFF.YR/AGE	1960 / 62
COND	48 48 %
FUNC	0
ECON	0
DEPR	48 % GD 52
RCNLD	\$192,800