

Key: 5628

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5357

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
BRODERICK LAURENCE P JR & JANIS TR PO BOX 271 SCITUATE, MA 02066		46-5-24-0	42 LIGHTHOUSE RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
BRODERICK LAURENCE P JR & BRODERICK LAURENCE P JR & BRODERICK LAURENCE P & DO		05/04/2018 04/08/1993 01/01/1969	F A XX	1 29,166 3457-529	49763-323 11762-169 3457-529	

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 %
14-069	02/27/2014	3	ALTERATIONS	409	07/09/2014	MR	100 100
89-103	07/27/1989	3	ALTERATIONS				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,000	OS 1.00	100 1.00	100 1.00	836,000	8.57	100 1.00	WF1	1.90		657,930

TOTAL	4,008 SF	ZONING		FRNT	40	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	657,900	598,100			
Inf1	FACTOR 100		BUILDING	114,700	108,400			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
TOTAL			TOTAL	772,600	706,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
FY12 STYLE CHANGE FROM COL TO CONV PER FIELD REVIEW.

BUILDING	CD	ADJ	DESC	MEASURE	2/27/2014	MR
MODEL	1		RESIDENTIAL	LIST	10/4/2001	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	7/14/2014	TD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	358,463	
NET AREA	1,144	DETAIL ADJ	1.176	FOUNDATION	1	PIER	0.98	A	BAS	L	BASE AREA	572	1920	269.72	154,278	CONDITION ELEM	CD	
\$NLA(RCN)	\$313	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	572	1920	245.28	140,299	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	468		51.50	24,102	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	748		38.40	28,723	KITCHEN		
				FLOOR COVER	2	SOFTWOOD	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	BATHS		
				INT FINISH	1	PLASTER	1.00									HEAT		
				HEATING/COOLING	99	N/A	1.00									ELECT		
				FUEL SOURCE	99	N/A	1.00											
CAPACITY		UNITS	ADJ															
STORIES		2	1.00															
ROOMS		7	1.00															
BEDROOMS		4	1.00															
BATHROOMS		1	1.00															
# 1/2 BATHS		0	1.00															
TOT FIXTURES		3	\$2,822															
# UNITS		1	1.00															
																EFF.YR/AGE	1952 / 70	
																COND	64 64 %	
																FUNC	4 PARTIAL HEAT	
																ECON	0	
																DEPR	68 % GD 32	
																RCNLD	\$114,700	

