Key: 5630

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,359

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BOYLE CHRISTINE E & SMITH NOREEN 6832 NORTH MENDOTA AVENUE CHICAGO, IL 60646	46-5-21-0	48 LIGHTHOUSE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BOYLE CHRISTINE E &	11/14/2022	A	700,000	57417-141
48 LIGHTHOUSE LLC	02/14/2019	F	1	50811-93
GERMANO ELIZABETH	12/07/2011	A	400,000	40689-131

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

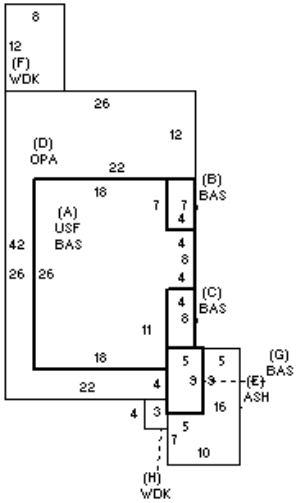
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS		01/25/2023	JD	100	100
12-242	04/30/2012	3	ALTERATIONS	12,000	07/18/2012	SJ	100	100
10-204	05/17/2010	3	ALTERATIONS	40,000	08/12/2010	SJ	100	100
94-81	03/22/1994	3	ALTERATIONS				100	100
93-09	01/06/1993	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	3,544	OS 1.00	100 1.00	100 1.00	836,000	9.63	100 1.00	WF1 1.90			654,810

TOTAL	3,528 SF	ZONING		FRNT	34
Ngh	OCEANSIDE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	654,800	535,800
BUILDING	167,100	99,000
DETACHED	0	0
OTHER	0	0
TOTAL	**821,900**	**634,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/31/2023

BLDG COMMENTS

MLS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	-	0.90	LOW +/ AVG - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/25/2023	JD
LIST	1/25/2023	EST
REVIEW	7/31/2023	JD

YEAR BLT	1925	SIZE ADJ	1.000
NET AREA	1,105	DETAIL ADJ	0.999
$NLA(RCN)	$236	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$3,596
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	0.98
EXT COVER	1	WD SHINGLES	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	13	NONE	0.85
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	605	1925	208.29	126,018
A	USF	L	UPPER STORY FIN	500	1925	189.42	94,711
D	OPA	N	OPEN PORCH	504		46.35	23,360
E	ASH	N	ATT SHED	115		20.11	2,313
+	WDK	N	WOOD DECK	108		34.56	3,732
	F21	O	FPL 2S 1OP	1		7,415.10	7,415

TOTAL RCN	261,146
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	
ELECT	A

EFF.YR/AGE	1968 / 54		
COND	36	36 %	
FUNC	0		
ECON	0		
DEPR	36	% GD	64
RCNLD			$167,100