

Key: 5632

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5361

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DELAHUNT PETER S & THERESA C 54 LIGHTHOUSE RD SCITUATE, MA 02066				46-5-19-0				54 LIGHTHOUSE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DELAHUNT PETER S & THERESA				07/25/2019	QS	1,250,000	51410-155				
GUINEY EDWARD F TR &				07/10/2017	F	100	48644-309				
GUINEY EDWARD F & BRIDGET				07/10/2017	F	100	48644-293				

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	%
05-085		3	ALTERATIONS		08/03/2006	SJ	100	100
05-085	03/07/2005	3	ALTERATIONS	10,000	06/27/2005	SJ	100	100
		3	ALTERATIONS		03/29/2004	PJB	100	100
03-315	06/13/2003	3	ALTERATIONS				100	100
02-493	08/29/2002	1	NEW CONST				100	100

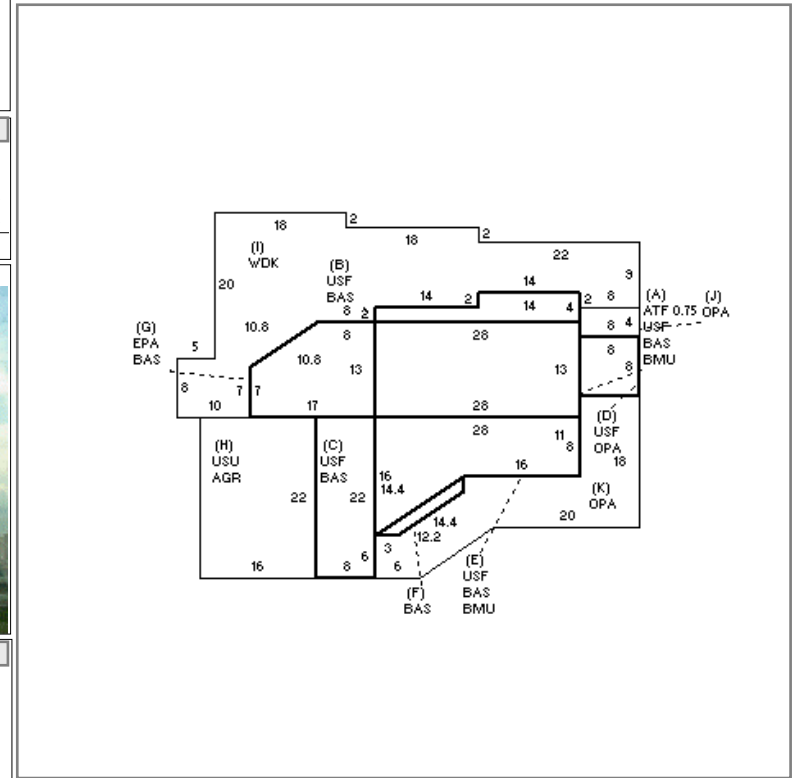
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,435 OS	1.00	100	1.00	836,000	5.44	100	1.00	WF1	1.90	671,380

TOTAL	6,435 SF	ZONING	NOTED	FRNT	80	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE			LAND		671,400	610,400	
Inf1	FACTOR 100			BUILDING		949,800	793,600	
Inf2	PHY 100			DETACHED		0	0	
				OTHER		0	0	
				TOTAL		1,621,200	1,404,000	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
MLS



BUILDING	CD	ADJ	DESC	MEASURE	10/19/2010	DR
MODEL	1		RESIDENTIAL	LIST	10/19/2010	EST
STYLE	20	1.35	NEW STYLE [100%]	REVIEW	9/2/2020	JD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2003	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,344	DETAIL ADJ	1.390	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	636		76.80	48,845
\$NLA(RCN)	\$455	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	960	2003	339.85	326,253
CAPACITY		UNITS	ADJ	ROOF SHAPE	2	HIP	1.00	A	ATF	L	ATTIC FINISH	273	2003	241.46	65,918
STORIES	2	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,111	2003	373.71	415,190
ROOMS	6	1.00		FLOOR COVER	1	HARDWOOD	1.00	+	OPA	N	OPEN PORCH	444		72.10	32,012
BEDROOMS	3	1.00		INT FINISH	2	DRYWALL	1.00	G	EPA	N	ENCLOSED PORCH	194		126.28	24,499
BATHROOMS	2	1.00		HEATING/COOLING	9	WARM/COOL AIR	1.03	H	AGR	N	ATT GARAGE	352		68.22	24,014
# 1/2 BATHS	1	1.00		FUEL SOURCE	2	GAS	1.00	H	USU	N	UPPER STORY UNF	352		149.80	52,731
TOT FIXTURES	9	\$14,011						I	WDK	N	WOOD DECK	778		53.76	41,825
# UNITS	1	1.00							FPL	O	FIREPLACE	2		10,937.50	21,875

TOTAL RCN	1,067,172
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2011 / 11
COND	11 11 %
FUNC	0
ECON	0
DEPR	11 % GD 89
RCNLD	\$949,800