

Key: 5633

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.362

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PEACOCK ROBERT A & BAKIS WENDY ANN 23 STANFORD DRIVE HINGHAM, MA 02043				46-5-18-0				56 LIGHTHOUSE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PEACOCK ROBERT A & BIRMINGHAM DAVID & SUSAN				10/03/2022	V	1,665,000	57292-287				
GREEN CAROL ANN				07/27/2018	V	1,100,000	50094-106				
				07/11/2011	F	1	40110-123				

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	%
17-475	07/24/2017	7	OTHERS		10/04/2022	JD	100	100
		3	ALTERATIONS	21,350	07/27/2018	JD	100	100
		6	CYCL GROWTH		06/28/2005	SJ	100	100
97-40	02/04/1997	3	ALTERATIONS				100	100
96-464	10/01/1996	1	NEW CONST				100	100

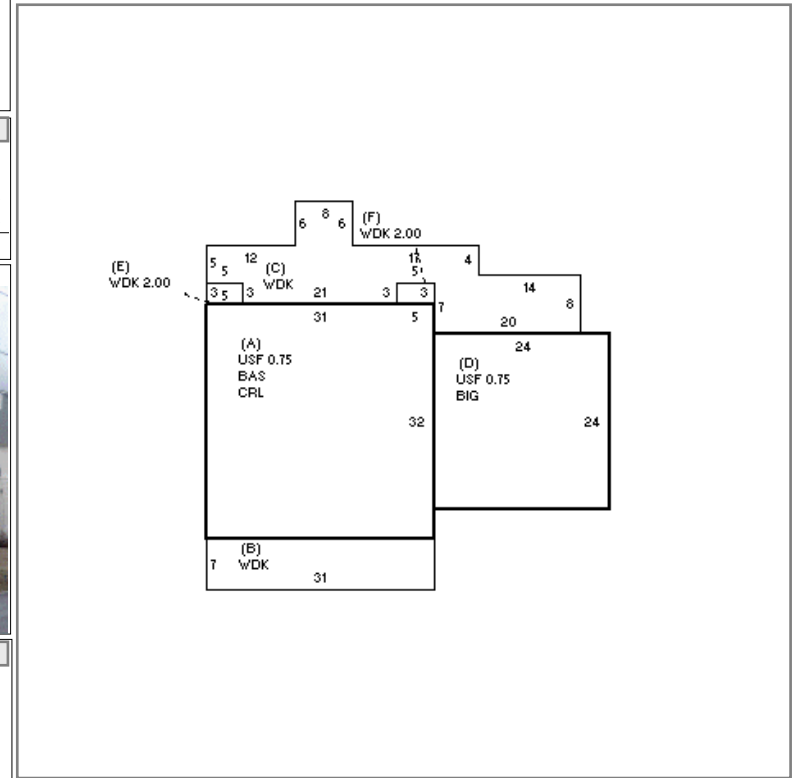
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	6,818	OS 1.00	100	1.00	100	1.00	836,000	5.14	100	1.00	WF1 1.90	673,190

TOTAL	6,839 SF	ZONING	FRNT	86	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	673,200	612,000		
Infl1	FACTOR 100		BUILDING	646,700	575,400		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
<b>TOTAL</b>			<b>1,319,900</b>	<b>1,187,400</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
MLS



BUILDING	CD	ADJ	DESC	MEASURE	2/27/2023	JD
MODEL	1		RESIDENTIAL	LIST	2/27/2023	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	10/4/2022	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1997	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,168	DETAIL ADJ	1.144	FOUNDATION	4	CONT BSMT WALL	1.00	A	CRL	N	BSMT CRAWL	992		12.67	12,566
\$NLA(RCN)	\$304	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	992	1997	272.60	270,421
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,176	1997	247.90	291,533
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	727		46.08	33,500
				FLOOR COVER	13	COMB	1.00	D	BIG	N	BUILT-IN GARAGE	576		58.54	33,720
				INT FINISH	2	DRYWALL	1.00		FPL	O	FIREPLACE	1		9,375.60	9,376
				HEATING/COOLING	11	HW/COOL AIR	1.04								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	659,903	CONDITION ELEM	CD
		EXTERIOR	G
		INTERIOR	G
		KITCHEN	V
		BATHS	V
		HEAT	U
		ELECT	U
EFF.YR/AGE		2020 / 2	
COND	2	%	2
FUNC	0		
ECON	0		
DEPR	2	% GD	98
RCNLD			\$646,700