

Key: 5635

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5364

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ROJIK AMY E 10 MONTVALE AVE SCITUATE, MA 02066				46-5-16-0				64 LIGHTHOUSE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROJIK AMY E				07/14/2020	O	524,000	53073-69				
PERETTI ROBERT A JR TR				10/19/2015	F	10 46169-152					
PERETTI ROBERT A & MARY				01/01/1961	QS	2817-194					

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		08/04/2021	JD	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,000 OS	1.00	100	1.00	836,000	8.57	100	1.00	WF1	1.90	657,930

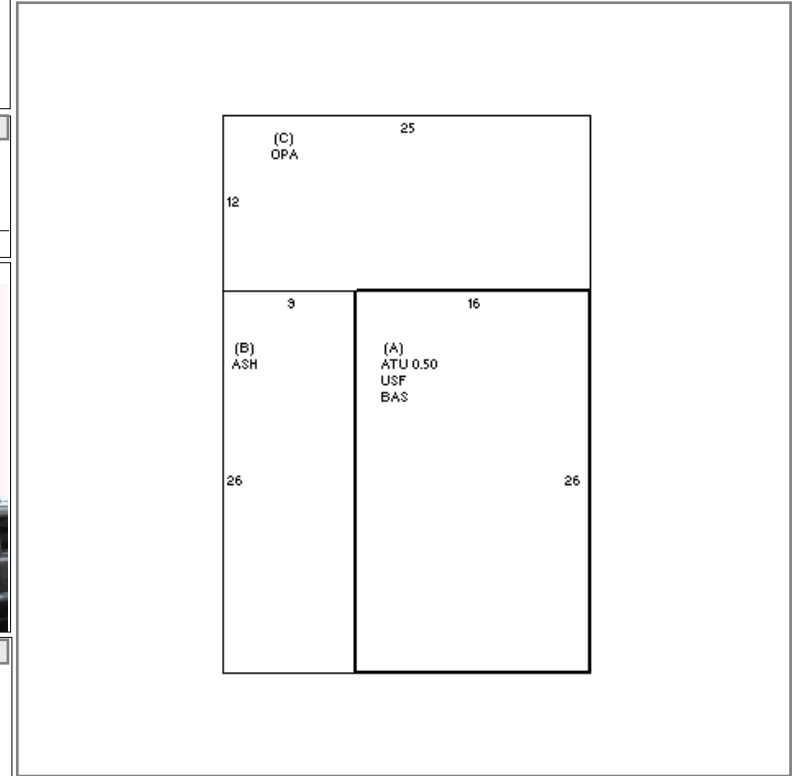
TOTAL	4,008 SF	ZONING		FRNT	45	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE		LAND	657,900	598,100		
Infl1	FACTOR 100		BUILDING	226,800	202,000			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	884,700	800,100		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS	MLS
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/4/2021	JD
MODEL	1		RESIDENTIAL	LIST	8/4/2021	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	9/27/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1925	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	832	DETAIL ADJ	1.236	FOUNDATION	3	CONT WALL	1.00
\$NLA(RCN)	\$349	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	2.5	1.00		ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	7	1.00		FLOOR COVER	2	SOFTWOOD	1.00
BEDROOMS	4	1.00		INT FINISH	1	PLASTER	1.00
BATHROOMS	2	1.00		HEATING/COOLING	9	WARM/COOL AIR	1.03
# 1/2 BATHS	0	1.00		FUEL SOURCE	2	GAS	1.00
TOT FIXTURES	6	\$5,933					
# UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	416	1925	313.44	130,391
A	USF	L	UPPER STORY FIN	416	1925	285.04	118,577
A	ATU	N	ATTIC UNF	208		37.00	7,696
B	ASH	N	ATT SHED	234		19.13	4,477
C	OPA	N	OPEN PORCH	300		51.50	15,450
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	290,763
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$226,800