

Key: 5636

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.365

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
ROJIK AMY E 10 MONTVALE AVE SCITUATE, MA 02066				46-5-15-0				66 LIGHTHOUSE RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
ROJIK AMY E				10/27/2020	QS	674,000	53696-70					
PORITSKY MARC I & LAURA S				03/10/2016	F	100	46671-276					
CONSTANCE HARBOR,LLC				04/03/2013	F	100	42885-299					
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	836,000	8.57	100	1.00	WF1	1.90	657,930

LAND

TOTAL	4,008 SF	ZONING	FRNT	40	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	657,900	598,100
Inf1	FACTOR 100		BUILDING	303,600	282,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	961,500	880,400

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	8/4/2021	JD
MODEL	1		RESIDENTIAL	LIST	8/4/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	2/7/2021	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1992	SIZE ADJ	1.000
NET AREA	1,822	DETAIL ADJ	0.999
\$NLA(RCN)	\$219	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$4,795	
# 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	13	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	968	1992	204.90	198,346
+	USF	L	UPPER STORY FIN	854	1992	186.34	159,132
B	OPA	N	OPEN PORCH	128		51.50	6,592
+	WDK	N	WOOD DECK	592		38.40	22,733
	FPL	O	FIREPLACE	1		7,813.00	7,813

TOTAL RCN	399,411
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1992 / 30
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$303,600

