

Key: 5637

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.366

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
WIGGIN DONALD & KRETCHMAR KAY 53 VILLAGE HILL RD BELMONT, MA 02478				46-5-14-0				68 LIGHTHOUSE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WIGGIN DONALD & KRETCHMAR				08/03/2015	QS	495,000	45879-94				
LEWIS COLLEEN				08/16/1995	A	120,000	13763-243				
LEWIS JAMES P				06/15/1995	QS	122,500	13632-216				


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	%
16-35	01/26/2015	3	ALTERATIONS	14,000	07/18/2016	SJ	100	100
95-657	11/02/1995	3	ALTERATIONS				100	100

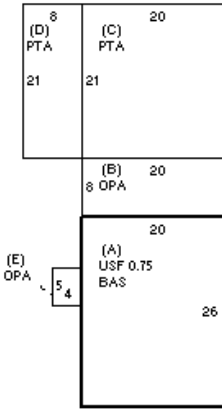
LAND

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	100	1.00	836,000	8.57	100	1.00	WF1 1.90	657,930

DETACHED

TOTAL	4,008 SF	ZONING	FRNT	64	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	657,900	598,100		
Inf1	FACTOR 100		BUILDING	141,200	130,500		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	799,100	728,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	09/21/2016
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/16/2009	PL
MODEL	1		RESIDENTIAL	LIST	7/16/2009	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/24/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	271,617
NET AREA	910	DETAIL ADJ	1.140	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	520	1920	280.44	145,831		
\$NLA(RCN)	\$298	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	390	1920	255.03	99,463		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	180		51.50	9,270		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	PTA	N	PATIO	588		14.90	8,761		
				FLOOR COVER	2	SOFTWOOD	1.00		GFP	O	GAS FIREPLACE	1		5,556.00	5,556		
				INT FINISH	1	PLASTER	1.00										
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	99	N/A	1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1960 / 62
COND	48 48 %
FUNC	0
ECON	0
DEPR	48 % GD 52
RCNLD	\$141,200