

Key: 5639

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.368

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WIGGIN EMILIE N S/O WIGGIN EMILIE N & PERRY IA 96 CHANDLER ST, UNIT 1 BOSTON, MA 02116				46-5-12-0				72 LIGHTHOUSE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
WIGGIN EMILIE N & PERRY I				04/04/2023	F	1 57798-74					
WIGGIN EMILIE N				06/26/2020	O	545,000 52974-49					
JBL 72 LIGHTHOUSE FAMILY				09/21/2018	F	100 50315-133					

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 %
E22-0513	06/27/2022	3	ALTERATIONS	12	08/24/2022	JD	100 100
E-220434	06/01/2022	3	ALTERATIONS	3,500	08/24/2022	JD	100 100
22-0533	05/24/2022	3	ALTERATIONS	42,000	08/24/2022	JD	100 100
22-0160	02/16/2022	3	ALTERATIONS	45,000	08/24/2022	JD	100 100
00-268	06/20/2000	3	ALTERATIONS			JD	100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,380	OS 1.00	100 1.00	100 1.00	836,000	7.86	100 1.00	WF1 1.90			660,340

TOTAL	4,400 SF	ZONING	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	660,300	600,300
Inf1	FACTOR 100		BUILDING	238,200	211,900		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	898,500	812,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
MLS

BUILDING	CD	ADJ	DESC	MEASURE	8/4/2021	JD
MODEL	1		RESIDENTIAL	LIST	8/4/2021	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	8/24/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1917	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	980	DETAIL ADJ	1.260	FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	720	1917	302.53	217,820
\$NLA(RCN)	\$289	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	ATF	L	ATTIC FINISH	260	1917	195.47	50,821
				ROOF SHAPE	1	GABLE	1.00	C	EPA	N	ENCLOSED PORCH	15		90.20	1,353
				ROOF COVER	2	WOOD SHINGLES	1.01	D	WDK	N	WOOD DECK	232		38.40	8,909
				FLOOR COVER	2	SOFTWOOD	1.00		ODS	O	OUT DOOR SHOWER	1		1,691.00	1,691
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	11	HW/COOL AIR	1.04								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	283,618
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2006 / 16
COND	16 16%
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$238,200

