Key: 5642

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,370

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DAVIES MICHAEL P & ANGELA R 1 MINUTEMAN ROAD HINGHAM, MA 02043	46-5-9-0	78 LIGHTHOUSE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DAVIES MICHAEL P & ANGELA	04/27/2020	F	100	52664-42
AMCODAVIES, LLC	08/10/2018	QS	806,500	50158-17
GUILFOYLE PAUL J TR	12/29/2011	QS	737,900	40796-187

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

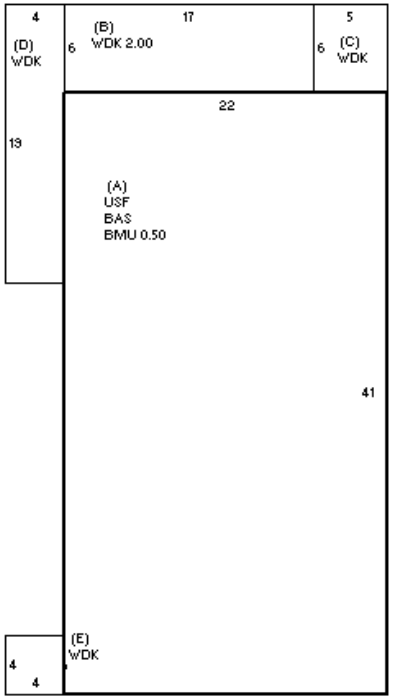
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
15-418	07/09/2015	3	ALTERATIONS	45,000	07/18/2016	SJ	100	100
13-621	09/16/2013	3	ALTERATIONS	25,000	07/09/2014	MR	100	100
06-114	03/14/2006	3	ALTERATIONS	8,000	08/03/2006	SJ	100	100
92-630	08/01/1992	3	ALTERATIONS				100	100
92-111	02/13/1992	3	ALTERATIONS				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	100 1.00	836,000	8.57	100 1.00	WF1 1.90			657,930

TOTAL	4,008 SF	ZONING		FRNT	41
Ngh	OCEANSIDE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	657,900	598,100
BUILDING	488,400	434,700
DETACHED	2,700	2,500
OTHER	0	0
TOTAL	**1,149,000**	**1,035,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A 1.00	30 0.70	26 X 10		260	8.14	1,500
SHF	+ 1.10	40 0.60	8 X 16		128	15.03	1,200

PHOTO 08/14/2019

BLDG COMMENTS

Generator

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	G	1.20	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/14/2019	JD
LIST	8/14/2019	EST
REVIEW	7/14/2014	TD

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	1,804	DETAIL ADJ	1.248
$NLA(RCN)	$330	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$9,584
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WOOD SHINGLES	1.01
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	451		75.78	34,177
A	BAS	L	BASE AREA	902	1900	307.80	277,637
A	USF	L	UPPER STORY FIN	902	1900	279.91	252,481
+	WDK	N	WOOD DECK	326		46.08	15,022
	GFP	O	GAS FIREPLACE	1		6,667.20	6,667

TOTAL RCN 595,568

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE 2004 / 18

COND	17	17 %	
FUNC	0		
ECON	0		
DEPR	18	% GD	82

RCNLD $488,400