

Key: 5645

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.373

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
BRADFORD CHRISTOPHER OHARE & MARTHA ALICE 26 MERLOT WAY TOLLAND, CT 06084				46-5-6-0				84 LIGHTHOUSE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BRADFORD CHRISTOPHER OHAR				11/14/2022	V	550,000	57416-178				
HANNON RICHARD B & OHARE				03/14/2016	V	1	46680-330				
HANNON RICHARD B & OHARE				08/28/1992	G	135,000	11222-105				

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	%
06-620	10/11/2006	7	OTHERS	4,500	07/23/2007	SJ	100	100

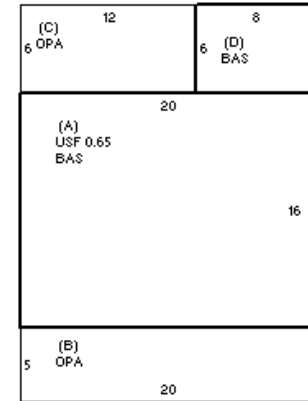
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	3,650	OS 1.00	100	1.00	836,000	9.36	100	1.00	WF1	1.90	655,550

TOTAL	3,659 SF	ZONING	NOTED	FRNT	46	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTED	LAND	655,600	596,000			
Inf1	FACTOR 100		BUILDING	45,100	35,800			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
TOTAL			TOTAL	700,700	631,800			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/25/2023	JD
MODEL	1		RESIDENTIAL	LIST	1/25/2023	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	3/24/2011	ER
QUALITY	L	0.80	LOW COST [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

G

YEAR BLT	1887	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	98.061		
NET AREA	576	DETAIL ADJ	0.686	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	368	1887	160.92	59,219	CONDITION ELEM	CD		
\$NLA(RCN)	\$170	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	208	1887	146.34	30,438	EXTERIOR	P		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	172		41.20	7,086	INTERIOR	F		
				ROOF COVER	1	ASPH SHINGLES	1.00									KITCHEN	F		
				FLOOR COVER	2	SOFTWOOD	1.00									BATHS	P		
				INT FINISH	1	PLASTER	1.00									HEAT			
				HEATING/COOLING	13	NONE	0.85									ELECT	O		
				FUEL SOURCE	2	GAS	1.00												
																	EFF.YR/AGE	1957 / 65	
																	COND	54 54 %	
																	FUNC	0	
																	ECON	0	
																	DEPR	54 % GD 46	
																	RCNLD	\$45,100	