

Key: 5649

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.377

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ERICKSON MELANIE TR 956 BROADWAY HANOVER, MA 02339				46-5-2-0				90 LIGHTHOUSE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ERICKSON MELANIE TR				12/09/2013	F	100	43898-289				
ERICKSON BETSEY D				01/07/1985	QS		5927-220				
ERICKSON RICHARD J & BETS				01/01/1976	XX		4092-245				

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	%
21-579	06/04/2021	3	ALTERATIONS	3,000	07/19/2022	JD	100	100

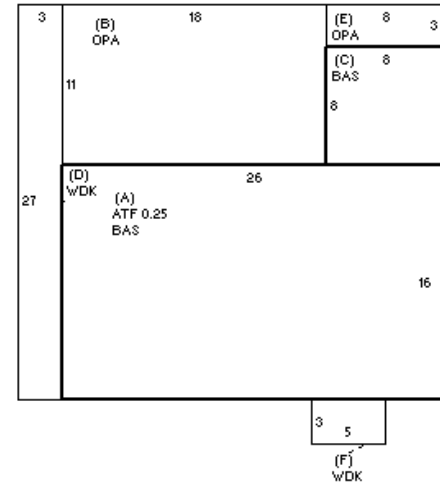
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	3,400	OS 1.00	100	1.00	836,000	10.02	100	1.00	WF1	1.90	653,760

TOTAL	3,398 SF	ZONING	FRNT	48	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E C/W 1C	LAND	653,800	594,300		
Inf1	FACTOR 100		BUILDING	89,200	83,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	743,000	677,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	7/19/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/19/2022	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	3/24/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1883	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	139,312	
NET AREA	584	DETAIL ADJ	0.722	FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	480	1883	210.49	101,035	CONDITION ELEM	CD	
\$NLA(RCN)	\$239	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	ATF	L	ATTIC FINISH	104	1883	136.00	14,144	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	222		51.50	11,433	INTERIOR	A	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	96		38.40	3,686	KITCHEN	A	
				FLOOR COVER	2	SOFTWOOD	1.00	F11	O	FPL 1S 1OP	1		7,281.00	7,281	BATHS	A		
				INT FINISH	1	PLASTER	1.00								HEAT	A		
				HEATING/COOLING	13	NONE	0.85								ELECT	A		
				FUEL SOURCE	8	NONE	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1.25	1.00															
ROOMS		3	1.00															
BEDROOMS		1	1.00															
BATHROOMS		1	1.00															
# 1/2 BATHS		0	1.00															
TOT FIXTURES		3	\$1,733															
# UNITS		1	1.00															
EFF.YR/AGE 1968 / 54																		
COND 36 36%																		
FUNC 0																		
ECON 0																		
DEPR 36 % GD 64																		
RCNLD \$89,200																		