

Key: 5650

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.378

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
ERICKSON MELANIE TR 956 BROADWAY HANOVER, MA 02339				46-5-1-0				92 LIGHTHOUSE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ERICKSON MELANIE TR				12/09/2013	F	100	43898-287				
ERICKSON BETSEY D				04/29/1988	QS	213,800	8418-271				
BLOOM PRESCOTT E				01/01/1975	XX		4024-343				

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	%
21-580	06/04/2021	3	ALTERATIONS	2,000	07/19/2022	JD	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	3,933	OS 1.00	100	1.00	100	1.00	836,000	8.71	100	1.00	WF1 1.90	657,480

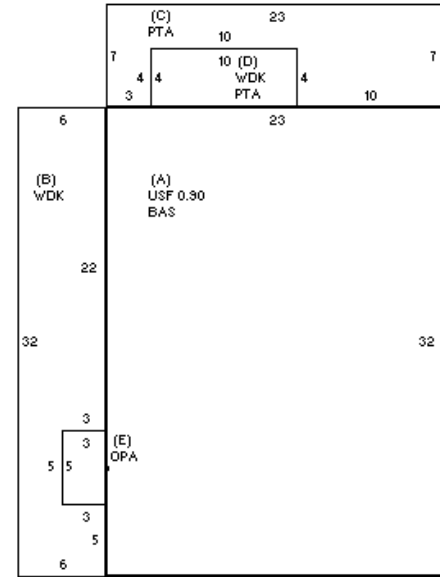
TOTAL	3,920 SF	ZONING	FRNT	28	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E C/W 1A	LAND	657,500	597,700		
Inf1	FACTOR 100		BUILDING	237,700	211,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	895,200	809,000		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/19/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/19/2022	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	1894	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,398	DETAIL ADJ	1.198	FOUNDATION	1	PIER	0.98
\$NLA(RCN)	\$266	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1.9	1.00		ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	6	1.00		FLOOR COVER	2	SOFTWOOD	1.00
BEDROOMS	3	1.00		INT FINISH	1	PLASTER	1.00
BATHROOMS	1	1.00		HEATING/COOLING	2	HOT WATER	1.02
# 1/2 BATHS	0	1.00		FUEL SOURCE	2	GAS	1.00
TOT FIXTURES	3	\$2,875					
# UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	736	1894	260.62	191,816
A	USF	L	UPPER STORY FIN	662	1894	237.01	156,898
+	WDK	N	WOOD DECK	217		38.40	8,333
+	PTA	N	PATIO	161		14.90	2,399
E	OPA	N	OPEN PORCH	15		51.53	773
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	371,333
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1968 / 54
COND	36 36%
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$237,700