

Key: 5735

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.460

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CURRENT OWNER		PARCEL ID		LOCATION								
MCCARTHY GREGORY L & BRIDGEMAN CATHERINE C/O GREGORY MCCARTHY 32 LIGHTHOUSE RD SCITUATE, MA 02066		46-5-29-0		32 LIGHTHOUSE RD								
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)							
MCCARTHY GREGORY L & MCCARTHY GREGORY L TR & MCCARTHY JAMES		02/11/2020	F	100 52334-4								
		08/04/2014	F	100 44603-274								
		01/01/1974	QS	3947-597								
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,000 OS	1.00	100	1.00	836,000	6.92	100	1.00	WF1	1.90	663,980

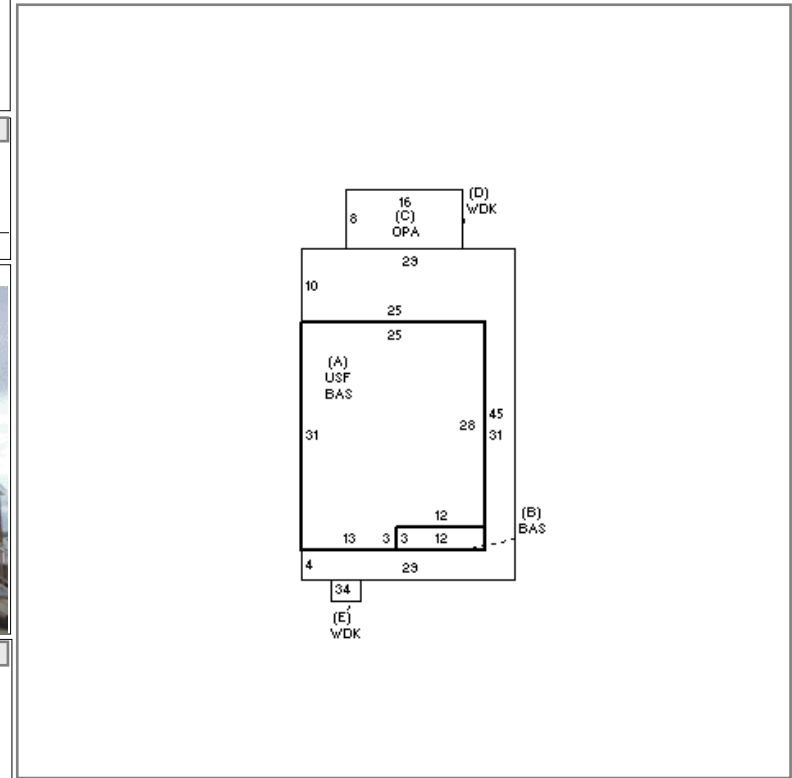
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
19-524	07/17/2019	3	ALTERATIONS	33,000	07/15/2020	JD	100 100
11-072	02/22/2011	3	ALTERATIONS	4,700	07/20/2011	SJ	100 100
01-412	08/02/2001	3	ALTERATIONS				100 100
96-404	09/03/1996	3	ALTERATIONS				100 100
95-19	01/17/1995	3	ALTERATIONS				100 100

TOTAL	5,000 SF	ZONING	FRNT	45	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	664,000	603,600
Inf1	FACTOR 100		BUILDING	322,600	286,900		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	986,600	890,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



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BUILDING	CD	ADJ	DESC	MEASURE	7/15/2020	JD
MODEL	1		RESIDENTIAL	LIST	7/15/2020	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/22/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	413,604	
NET AREA	1,514	DETAIL ADJ	1.198	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	775	1920	255.57	198,066	CONDITION ELEM	CD	
\$NLA(RCN)	\$273	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	739	1920	232.41	171,753	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	530		51.50	27,295	INTERIOR	G	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	140		38.40	5,376	KITCHEN	G	
				FLOOR COVER	2	SOFTWOOD	1.00	F21	O	FPL 2S 1OP	1		8,239.00	8,239	BATHS	G		
				INT FINISH	1	PLASTER	1.00								HEAT	U		
				HEATING/COOLING	2	HOT WATER	1.02								ELECT	U		
				FUEL SOURCE	2	GAS	1.00											
CAPACITY		UNITS	ADJ															
STORIES		2	1.00															
ROOMS		7	1.00															
BEDROOMS		4	1.00															
BATHROOMS		1	1.00															
# 1/2 BATHS		0	1.00															
TOT FIXTURES		3	\$2,875															
# UNITS		1	1.00															
EFF.YR/AGE		1997 / 25																
COND		22	22 %															
FUNC		0																
ECON		0																
DEPR		22	% GD	78														
RCNLD				\$322,600														