

Key: 5736

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.461

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION					
MCMAHON VINCENT P & GEORGIA G				46-5-30-0				30 LIGHTHOUSE RD					
30 LIGHTHOUSE RD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
SCITUATE, MA 02066				MCMAHON VINCENT P & GEORG				03/26/2010	QS	580,000	38363-197		
				BECHTOLD ROBERT B & SHERA				05/25/2000	QS	18550-335			
				BECHTOLD ROBERT B				05/29/1992	QS	147,500	11011-255		

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	%
18-216	04/18/2018	3	ALTERATIONS	29,000	07/27/2018	JD	100	5
18-216	04/18/2018	3	ALTERATIONS	29,000	08/14/2019	JD	100	100
17-54	02/02/2017	3	ALTERATIONS	69,195	08/01/2017	SJ	100	100
12-340	06/20/2012	3	ALTERATIONS	23,160	07/17/2013	SJ	100	100
92-366	05/07/1992	3	ALTERATIONS				100	100


LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	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

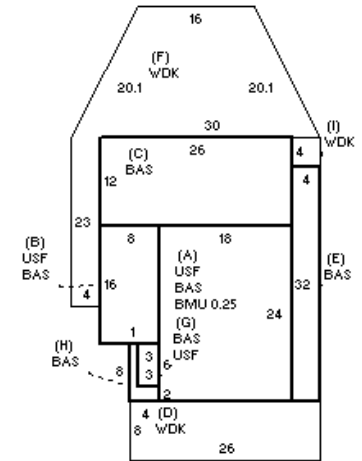
DETACHED

TOTAL	4,000 SF	ZONING	FRNT	46	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	657,900	598,100		
Inf1	FACTOR 100		BUILDING	357,000	317,900		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	1,014,900	916,000		

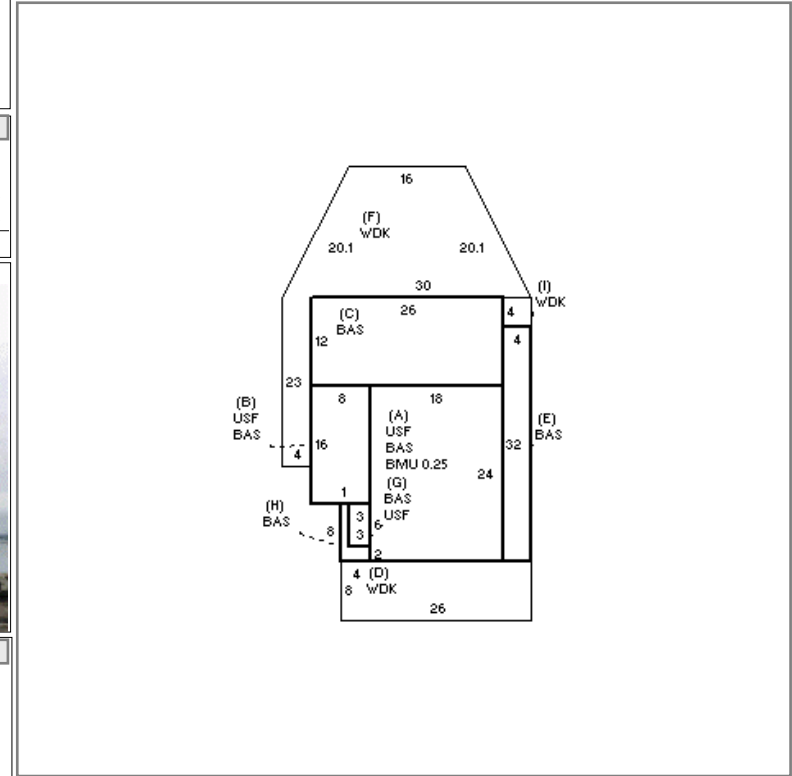
BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	08/14/2019
									

BLDG COMMENTS: Outdoor Shower Generator



BUILDING	CD	ADJ	DESC	MEASURE	7/16/2009	PL
MODEL	1		RESIDENTIAL	LIST	7/16/2009	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	8/14/2019	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BUILDING

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	446,311															
NET AREA	1,610	DETAIL ADJ	1.200	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	108		63.15	6,820																	
\$NLA(RCN)	\$277	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,032	1920	252.71	260,794																	
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	766		38.40	29,414																	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	578	1920	229.81	132,830																	
				FLOOR COVER	2	SOFTWOOD	1.00		FPL	O	FIREPLACE	1		7,813.00	7,813																	
				INT FINISH	1	PLASTER	1.00																									
				HEATING/COOLING	1	FORCED AIR	1.00																									
				FUEL SOURCE	99	N/A	1.00																									
				<table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td>A</td> </tr> <tr> <td>INTERIOR</td> <td>V</td> </tr> <tr> <td>KITCHEN</td> <td>V</td> </tr> <tr> <td>BATHS</td> <td>V</td> </tr> <tr> <td>HEAT</td> <td>A</td> </tr> <tr> <td>ELECT</td> <td>U</td> </tr> </tbody> </table>														CONDITION ELEM	CD	EXTERIOR	A	INTERIOR	V	KITCHEN	V	BATHS	V	HEAT	A	ELECT	U	
CONDITION ELEM	CD																															
EXTERIOR	A																															
INTERIOR	V																															
KITCHEN	V																															
BATHS	V																															
HEAT	A																															
ELECT	U																															
				<table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <td colspan="2">2002 / 20</td> </tr> </thead> <tbody> <tr> <td>COND</td> <td>18</td> <td>18 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>20</td> <td>% GD 80</td> </tr> </tbody> </table>														EFF.YR/AGE	2002 / 20		COND	18	18 %	FUNC	0		ECON	0		DEPR	20	% GD 80
EFF.YR/AGE	2002 / 20																															
COND	18	18 %																														
FUNC	0																															
ECON	0																															
DEPR	20	% GD 80																														
				<table border="1"> <thead> <tr> <th>RCNLD</th> <td>\$357,000</td> </tr> </thead> </table>														RCNLD	\$357,000													
RCNLD	\$357,000																															