

Key: 5737

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.462

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
PRINCIPATO PAUL & CHASE TAMARA S/O PRINCIPATO PAUL 28 LIGHTHOUSE RD SCITUATE, MA 02066				46-5-31-0				28 LIGHTHOUSE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PRINCIPATO PAUL				09/01/2023	QS	216,479	58246-290				
PRINCIPATO PAUL & CHASE T				12/15/2020	QS	832,000	54013-140				
DOWNS PAULA T TR				09/21/2015	F	100	46063-218				

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	%
22-0546	05/25/2022	3	ALTERATIONS	12,000	08/24/2022	JD	100	100
		7	OTHERS		08/04/2021	JD	100	100
13-149	03/26/2013	3	ALTERATIONS	10,000	07/17/2013	SJ	100	100
10-047	02/22/2010	3	ALTERATIONS	32,000	08/12/2010	SJ	100	100
92-876	12/01/1992	1	NEW CONST				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

TOTAL	4,008 SF	ZONING		FRNT	32	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	657,900	598,100			
Inf1	FACTOR 100		BUILDING	344,500	321,300			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
TOTAL			1,002,400	919,400				

DETACHED

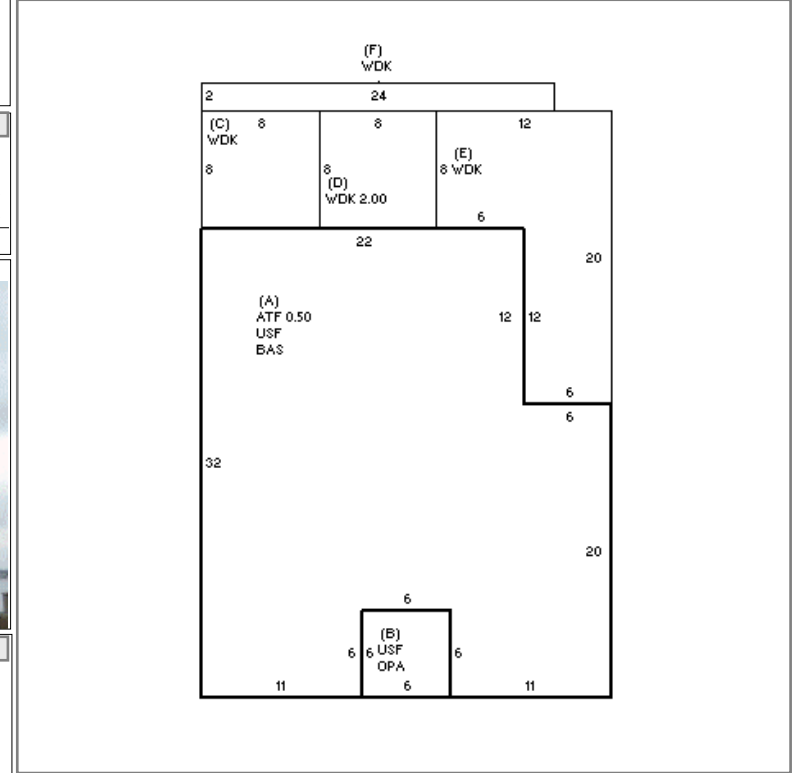
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/24/2022



BLDG COMMENTS

MLS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/4/2021	JD
MODEL	1		RESIDENTIAL	LIST	8/4/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/24/2022	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

G

YEAR BLT	1994	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	415.047			
NET AREA	2,006	DETAIL ADJ	0.980	FOUNDATION	1	PIER	0.98	A	BAS	L	BASE AREA	788	1994	217.02	171,009	CONDITION ELEM	CD			
\$NLA(RCN)	\$207	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	824	1994	197.35	162,620	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	394	1994	140.22	55,245	INTERIOR	G			
				ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	36		56.65	2,039	KITCHEN	G			
				FLOOR COVER	13	COMB	1.00	+	WDK	N	WOOD DECK	408		42.24	17,234	BATHS	G			
				INT FINISH	2	DRYWALL	1.00									HEAT	A			
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	A			
				FUEL SOURCE	1	OIL	1.00													
																		EFF.YR/AGE	2005 / 17	
																		COND	17 17 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	17 % GD 83	
																		RCNLD	\$344,500	