Key: 5738

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,463

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SASS UGYEN 20 CLEVELAND RD NEEDHAM, MA 02492	46-5-32-0	26 LIGHTHOUSE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SASS UGYEN	08/09/2019	QS	1,042,500	51489-171
ZICKO CLARENCE P & PAULA	10/24/2008	F	-100	36471-90
ZICKO CLARENCE TRUSTEE	08/06/2004	QS	745,000	28821-8

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

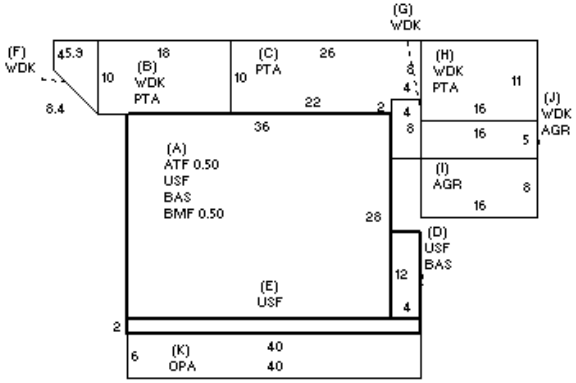
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-446	05/25/2023	3	ALTERATIONS	9,000	07/31/2023	JD	100	100
22-0429	04/27/2022	2	ADDITIONS	121,500	07/19/2022	JD	100	70
22-0429	04/27/2022	2	ADDITIONS	121,500	07/19/2023	JD	100	100
		7	OTHERS		08/14/2019	JD	100	100
11-012	03/09/2011	3	ALTERATIONS	20,000	07/20/2011	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,000	OS 1.00	100 1.00	100 1.00	836,000	3.01	100 1.00	WF1 1.90			693,370

TOTAL	11,979 SF	ZONING		FRNT	21
Ngh	OCEANSIDE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	693,400	630,300
BUILDING	615,900	563,400
DETACHED	0	0
OTHER	0	0
TOTAL	**1,309,300**	**1,193,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/31/2023

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	G	1.20	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/19/2022	JD
LIST	7/19/2022	EST
REVIEW	7/31/2023	JD

BLDG COMMENTS

MLS

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	2,696	DETAIL ADJ	1.030
$NLA(RCN)	$266	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	9	$8,899
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMF	N	BSMT FINISH-SEP	504		101.77	51,292
A	ATF	L	ATTIC FINISH	504	1973	153.36	77,293
+	PTA	N	PATIO	608		17.88	10,871
+	BAS	L	BASE AREA	1,056	1973	237.36	250,652
+	USF	L	UPPER STORY FIN	1,136	1973	215.85	245,209
+	WDK	N	WOOD DECK	509		46.08	23,455
+	AGR	N	ATT GARAGE	208		71.49	14,870
K	OPA	N	OPEN PORCH	240		61.80	14,832
	FPL	O	FIREPLACE	2		9,375.00	18,750

TOTAL RCN	716,124

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2008 / 14	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD		$615,900