

Key: 5741

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.466

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
NEARY JOHN J & MARIE 16 LIGHTHOUSE ROAD SCITUATE, MA 02066				46-5-37-0				16 LIGHTHOUSE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
NEARY JOHN J & MARIE				07/12/1991	QS	10375-190		10375-190			
NEARY JOHN J				01/01/1959	XX	3184-150		3184-150			

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	%
92-84	02/04/1992	7	OTHERS ALTERATIONS		07/19/2022	JD	100	100
		3					100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	11,500	OS 1.00	100	1.00	100	1.00	836,000	3.13	100	1.00	WF1 1.90	691,650

TOTAL	11,500 SF	ZONING		FRNT	54	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE				LAND	691,700	628,800
Inf1	FACTOR 100		BUILDING	123,500	121,000			
Inf2	PHY 100		DETACHED	1,200	1,100			
			OTHER	0	0			
						TOTAL	816,400	750,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	12 X 10		120 13.93	1,200



BLDG COMMENTS

MLS

BUILDING	CD	ADJ	DESC	MEASURE	7/19/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/19/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/7/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1954	SIZE ADJ	1.000
NET AREA	1,124	DETAIL ADJ	0.807
\$NLA(RCN)	\$196	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$1,937	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
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	1	PLASTER	1.00
HEATING/COOLING	13	NONE	0.85
FUEL SOURCE	8	NONE	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	562	1954	185.94	104,496
A	USF	L	UPPER STORY FIN	562	1954	169.09	95,028
B	OPA	N	OPEN PORCH	120		51.50	6,180
B	WDK	N	WOOD DECK	120		38.40	4,608
	F21	O	FPL 2S 10P	1		8,239.00	8,239

TOTAL RCN	220,488
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A
EFF.YR/AGE	1963 / 59
COND	44 44 %
FUNC	0
ECON	0
DEPR	44 % GD 56
RCNLD	\$123,500