

Key: 5743

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.468

LEGAL

LAND

DETACHED

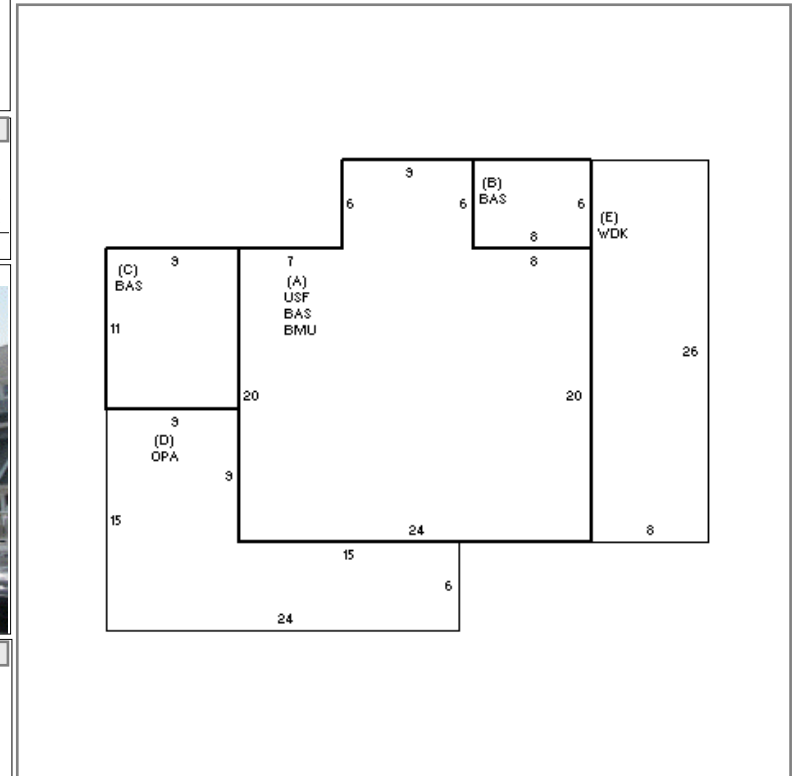
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
WATTERS MARGARET M 105 CHANNING ROAD BELMONT, MA 02478				46-5-40-0				8 LIGHTHOUSE RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
WATTERS MARGARET M				06/28/2021	U	582,750	55218-81					
O'CONNELL MAURICE				01/03/2018	A	49373-316						
O'CONNELL MAURICE J &				01/02/1985	QS	5921-252						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	2,767	OS 1.00	100	1.00	836,000	12.22	100	1.00	WF1	1.90	648,710

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 %
23-0082	01/25/2023	3	ALTERATIONS	45,000	05/19/2023	NC	100 100
22-1303	12/15/2022	3	ALTERATIONS	40,000	05/19/2023	NC	100 100
95-449	08/02/1995	3	ALTERATIONS				100 100
95-307	06/06/1995	3	ALTERATIONS				100 100
92-529	06/01/1992	3	ALTERATIONS				100 100

TOTAL	2,767 SF	ZONING		FRNT	43	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE				LAND	648,700	589,700
Inf1	FACTOR 100		BUILDING	223,500	112,800			
Inf2	PHY 100		DETACHED	2,300	2,200			
			OTHER	0	0			
			TOTAL	874,500	704,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	V	1.50	10 0.90		200	13.04	2,300



BUILDING	CD	ADJ	DESC	MEASURE	7/16/2009	PL
MODEL	1		RESIDENTIAL	LIST	7/16/2009	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	6/28/2023	MR
QUALITY	A	1.00	AVERAGE [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	FY12 STYLE CHANGE FROM COL TO CONV PER FIELD REVIEW.		

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	372,550		
NET AREA	1,215	DETAIL ADJ	1.200	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	534		58.90	31,451	CONDITION ELEM	CD		
\$NLA(RCN)	\$307	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	534	1930	246.14	131,440	EXTERIOR	A		
				ROOF SHAPE	2	HIP	1.00	+	BAS	L	BASE AREA	681	1930	270.67	184,324	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	OPA	N	OPEN PORCH	225		51.50	11,588	KITCHEN	A		
				FLOOR COVER	2	SOFTWOOD	1.00	E	WDK	N	WOOD DECK	208		38.40	7,987	BATHS	A		
				INT FINISH	1	PLASTER	1.00									HEAT	A		
				HEATING/COOLING	99	N/A	1.00									ELECT	A		
				FUEL SOURCE	99	N/A	1.00									EFF.YR/AGE 1968 / 54			
																	COND	36	36 %
																	FUNC	4	PARTIAL HEAT
																	ECON	0	
																	DEPR	40	% GD 60
																	RCNLD		\$223,500