

Key: 1059

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.008

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LEHANE DONNA TR 19 OAKHURST RD SCITUATE, MA 02066				48-2-30-0				19 OAKHURST RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LEHANE DONNA TR				03/30/2022	F	100	(107235)				
RUZZANO ROBERTA M LE &				05/10/2005	F	100	(107235)				
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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	%
01-585	10/15/2001	3	ALTERATIONS				100	100

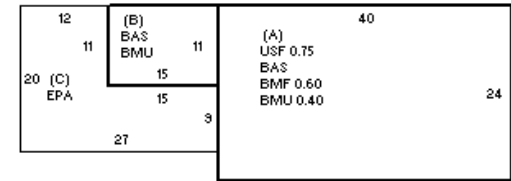
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,541	SC 1.00	100	1.00	100	1.00	1.00	R04	0.90		340,660

DETAILED

TOTAL	20,541 SF	ZONING	FRNT	122	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	340,700	326,900
Infl1	FACTOR 100		BUILDING	393,300	354,900		
Infl2	PHY 100		DETACHED	1,100	1,000		
			OTHER	0	0		
<b>TOTAL</b>						<b>735,100</b>	<b>682,800</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		1,000	1.10	1,100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/22/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.10	CAPE [100%]	REVIEW	3/1/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	569,957															
NET AREA	1,845	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	549		50.20	27,559																	
\$NLA(RCN)	\$309	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	576		70.47	40,591																	
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,125	1955	252.62	284,203																	
				ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	720	1955	229.74	165,409																	
				FLOOR COVER	99	N/A	1.00	C	EPA	N	ENCLOSED PORCH	375		99.22	37,208																	
				INT FINISH	99	N/A	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063																	
				HEATING/COOLING	2	HOT WATER	1.02																									
				FUEL SOURCE	99	N/A	1.00																									
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