

Key: 1139

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.088

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LANATA JOHN R & MEREDITH A 18 BLUEBERRY LN SCITUATE, MA 02066				26-2-23-0				18 BLUEBERRY LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LANATA JOHN R & MEREDITH				01/24/2007	F		1	34013-294			
LANATA JOHN R				06/21/1999	QS	169,000		17578-330			
PRATT JANET P & DAMON KEN				04/23/1998	XX			16120-222			

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	%
11-611	09/28/2011	3	ALTERATIONS	22,000	07/09/2012	SJ	100	100
10-279	06/28/2010	3	ALTERATIONS	16,400	07/28/2010	SJ	100	100
10-279	06/28/2010	3	ALTERATIONS	16,400	06/27/2011	SJ	100	100
06-687	11/02/2006	3	ALTERATIONS	29,000	06/12/2007	SJ	100	100
88-473	08/12/1988	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,960	SC	1.00	100	1.00	100	1.00	R03	0.90		342,500

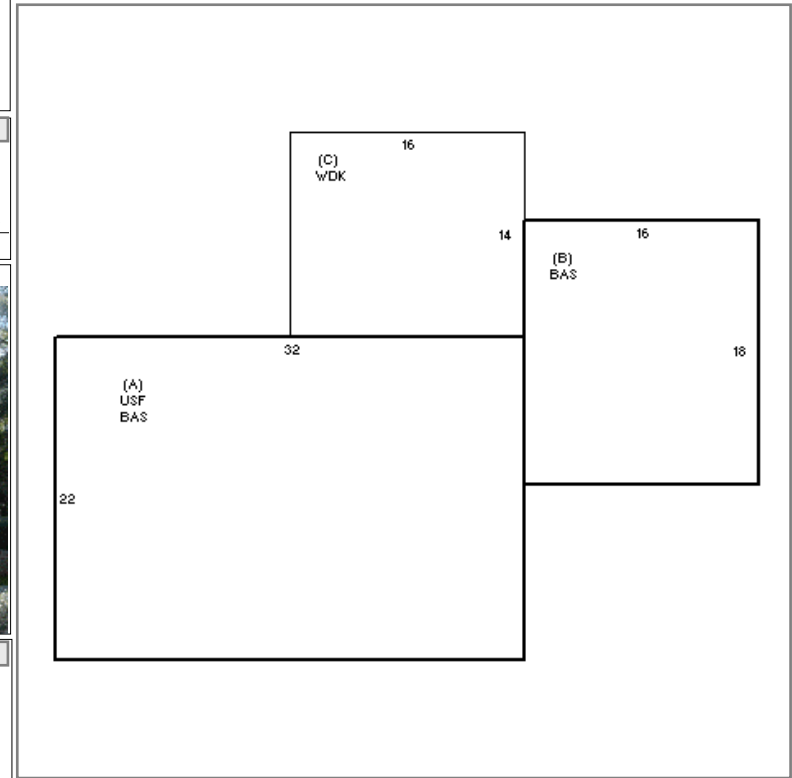
TOTAL	21,960 SF	ZONING	FRNT	51	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	342,500	328,700
Inf1	FACTOR 100		BUILDING	256,200	238,700		
Inf2	PHY 100		DETACHED	17,200	16,400		
			OTHER	0	0		
					TOTAL	615,900	583,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		200	1.10	200
S/V	A	1.00	SV 1.00 SHED		400	1.10	400
GFU	L	0.80	10 0.90 18 X 24	2007	432	42.74	16,600



BUILDING	CD	ADJ	DESC	MEASURE	7/9/2012	SJ
MODEL	1		RESIDENTIAL	LIST	7/9/2012	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/15/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1947	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	350,896
NET AREA	1,696	DETAIL ADJ	0.969	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	992	1947	201.81	200,200		
\$NLA(RCN)	\$207	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	704	1947	183.53	129,204		
				ROOF SHAPE	6	SALTBOX	1.00	C	WDK	N	WOOD DECK	224		38.40	8,602		
				ROOF COVER	1	ASPH SHINGLES	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239		
				FLOOR COVER	99	N/A	1.00										
				INT FINISH	99	N/A	1.00										
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	99	N/A	1.00										



CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	\$4,651
# UNITS	1	1.00

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1980 / 42
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$256,200