

Key: 1987

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.911

LEGAL

LAND

DETACHED

BUILDING

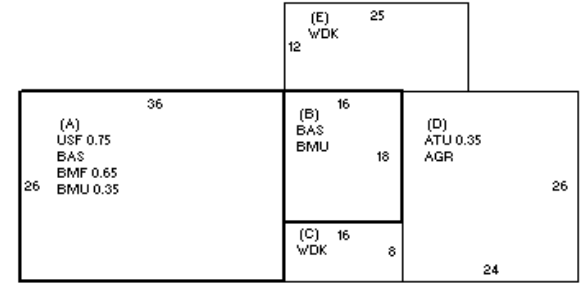
CURRENT OWNER		PARCEL ID	LOCATION	
VAN LENTEN LANCE & KRISTINE TR 150 OLD OAKEN BUCKET RD SCITUATE, MA 02066		47-2-B-0	150 OLD OAKEN BUCKET RD	
TRANSFER HISTORY		DOS	T	SALE PRICE
VAN LENTEN LANCE & KRISTI		03/13/2019	F	1 50893-309
VAN LENTEN LANCE P & KRIS		09/10/1984	QS	112,500 5779-44

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 %
07-173		3	ALTERATIONS	72,100	07/25/2007	SJ	100 100
04-756	11/01/2004	3	ALTERATIONS	12,000	07/13/2005	SJ	100 100
98-234	06/03/1998	3	ALTERATIONS				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	0.082	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	1,380

TOTAL	1.000 Acres	ZONING	FRNT	211	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	344,800	313,500
Inf1	FACTOR 100		BUILDING	462,600	417,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	807,400	730,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/5/2014	SJ
MODEL	1		RESIDENTIAL	LIST	5/5/2014	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/24/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY12 QUALITY CHANGE FROM GD TO AVG+ PER FIELD REVIEW.

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	616,832		
NET AREA	1,926	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	616		49.14	30,268	CONDITION ELEM	CD		
\$NLA(RCN)	\$320	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	608		68.98	41,938	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,224	1974	250.54	306,665	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	702	1974	227.84	159,946	KITCHEN			
				FLOOR COVER	99	N/A	1.00	+	WDK	N	WOOD DECK	428		42.24	18,079	BATHS			
				INT FINISH	99	N/A	1.00	D	AGR	N	ATT GARAGE	624		46.08	28,756	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02	D	ATU	N	ATTIC UNF	218		40.70	8,873	ELECT			
				FUEL SOURCE	99	N/A	1.00	F22	O		FPL 2S 2OP	1		12,435.50	12,436				
																		EFF.YR/AGE	1990 / 32
																		COND	25 25 %
																		FUNC	0
																		ECON	0
																		DEPR	25 % GD 75
																		RCNLD	\$462,600