

Key: 4458

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.225

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LERSCH CHARLES H & JANICE M TR 11 MINOT LIGHT AV SCITUATE, MA 02066				39-22-1-D				11 MINOT LIGHT AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LERSCH CHARLES H & JANICE				10/19/2009	F		37823-178				
LERSCH CHARLES & JANICE				01/01/1968	QS		3404-42				
BIANCHI STEPHEN AND JANE				01/01/1963	XX		2951-61				

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	%	

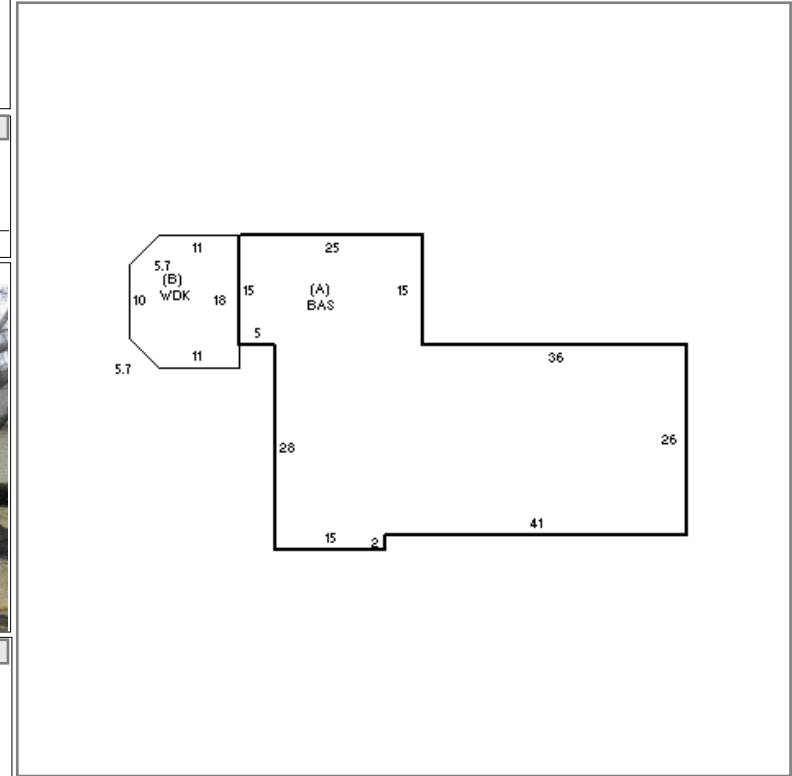
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	OS 1.00	100	1.00	440,000	3.58	100	1.00	R03	1.00	361,190

TOTAL	10,000 SF	ZONING	FRNT	224	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	361,200	328,400
Infl1	FACTOR 100		BUILDING	258,000	229,400		
Infl2	PHY 100		DETACHED	3,200	3,100		
			OTHER	0	0		
			TOTAL	622,400	560,900		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 12X8		96	14.95	1,000
PTD	V	1.50	10 0.90 12X15		180	13.43	2,200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/24/2022	JD
MODEL	1		RESIDENTIAL	LIST	2/24/2022	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	4/1/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1959	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	348,695		
NET AREA	1,861	DETAIL ADJ	0.867	FOUNDATION	3	CONT WALL	1.00	A	BAS	L	BASE AREA	1,861	1959	177.10	329,579	CONDITION ELEM	CD		
\$NLA(RCN)	\$187	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	B	WDK	N	WOOD DECK	254		38.40	9,754	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00		F11	O	FPL 1S 10P	1		7,281.00	7,281	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00									KITCHEN	A		
				FLOOR COVER	14	COMB	1.00									BATHS	A		
				INT FINISH	1	PLASTER	1.00									HEAT	U		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	U		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1984 / 38
																		COND	26 26 %
																		FUNC	0
																		ECON	0
																		DEPR	26 % GD 74
																		RCNLD	\$258,000