

Key: 5794

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.520

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LAHAGE JOHN F 31 STOCKBRIDGE ROAD SCITUATE, MA 02066				50-11-3-0				31 STOCKBRIDGE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LAHAGE JOHN F				05/11/1999	F	100	(95411)				
LAHAGE MARGARET JOHN & MA				12/14/1992	XX		(L00083980)				
LAHAGE FELIX & MARGARET				01/01/1958	XX		25393-0				

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	%

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	HBR 1.00	100	1.00	616,000	1.00	100	1.00	R02	1.40	565,660
300	A	0.332	HBR 1.00	100	1.00	27,720	1.00	100	1.00	R02	1.40	9,200

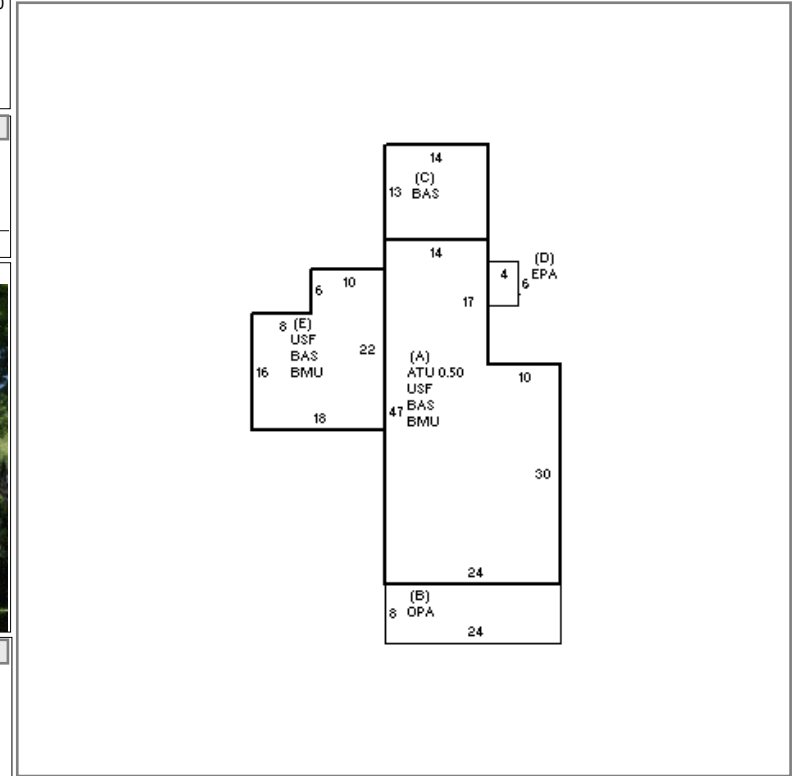
TOTAL	1.250 Acres		ZONING	FRNT	192	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR		NOTE			LAND	574,900	485,700
Infl1	FACTOR 100			BUILDING	239,500	227,200		
Infl2	PHY 100			DETACHED	0	0		
				OTHER	0	0		
					TOTAL	814,400	712,900	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/25/2023



BLDG COMMENTS
FY12 FR- COLONIAL TO CONV



BUILDING	CD	ADJ	DESC	MEASURE	9/2/2009	PL
MODEL	1		RESIDENTIAL	LIST	9/2/2009	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/22/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	798,408
NET AREA	2,794	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,306		48.39	63,203		
\$NLA(RCN)	\$286	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,306	1900	233.84	305,399		
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	479		40.70	19,495		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	192		56.65	10,877		
				FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BASE AREA	1,488	1900	257.14	382,627		
				INT FINISH	1	PLASTER	1.00	D	EPA	N	ENCLOSED PORCH	24		99.23	2,382		
				HEATING/COOLING	2	HOT WATER	1.02	F31	O		FPL 3S 1OP	1		10,116.70	10,117		
				FUEL SOURCE	99	N/A	1.00										
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1949 / 73
																COND	70 70 %
																FUNC	0
																ECON	0
																DEPR	70 % GD 30
																RCNLD	\$239,500