Key: 5831

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,556

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FALLON JANE M, WILLIAM R TRS &	50-10-12-0	9 LANTERN LN
ZAMMITTA FRANCES S TR		
9 LANTERN LN		
SCITUATE, MA 02066		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FALLON JANE M, WILLIAM R	09/13/2021	F	100	55643-178
FALLON JANE M	01/01/1978	QS		(122206)
FALLON JANE M & JOHN T	01/01/1972	XX		3740-457

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	%
		7	OTHERS		08/21/2023	JD	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,280	HBR 1.00	100 1.00	100 1.00	506,000	3.19	100 1.00	R03 1.15			418,170

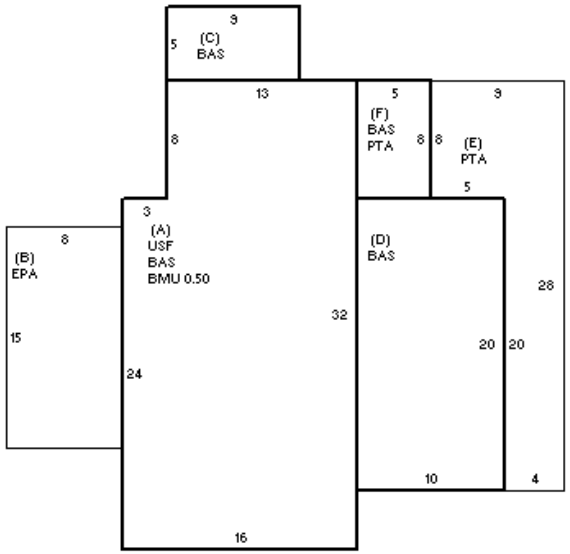
TOTAL	11,280 SF	ZONING		FRNT	85
Ngh	HARBOR	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	418,200	380,200
BUILDING	193,300	99,600
DETACHED	700	100
OTHER	0	0
TOTAL	**612,200**	**479,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	40 0.60	8X8		64	17.03	700

PHOTO 08/21/2023



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/21/2023	JD
LIST	8/21/2023	EST
REVIEW	3/22/2011	ER

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	1,261	DETAIL ADJ	1.200
$NLA(RCN)	$284	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,880
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	244		63.15	15,409
A	USF	L	UPPER STORY FIN	488	1900	243.61	118,883
B	EPA	N	ENCLOSED PORCH	120		90.20	10,824
+	BAS	L	BASE AREA	773	1900	267.88	207,075
+	PTA	N	PATIO	192		14.90	2,861

TOTAL RCN	357,932

CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	O
ELECT	A

EFF.YR/AGE	1961 / 61	
COND	46	46 %
FUNC	0	
ECON	0	
DEPR	46	% GD 54
RCNLD		$193,300