

Key: 5832

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.557

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DUFFEY BRIAN C & KATHERINE A				50-10-13-0				13 LANTERN LN			
13 LANTERN LANE				TRANSFER HISTORY				DOS T SALE PRICE BK-PG (Cert)			
SCITUATE, MA 02066				DUFFEY BRIAN C & KATHERIN				10/29/1991 QS 164,000 (82131)			
				O'BRIEN PATRICK H				06/30/1987 QS 181,000 (C00075464)			
				CIUMMEI RICHARD S AND JAN				01/11/1985 XX (C00070645)			

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 %
23-0600	07/13/2023	3	ALTERATIONS	22,000			0 0

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,891	HBR 1.00	100	1.00	506,000	2.81	100	1.00	R03	1.15	421,480

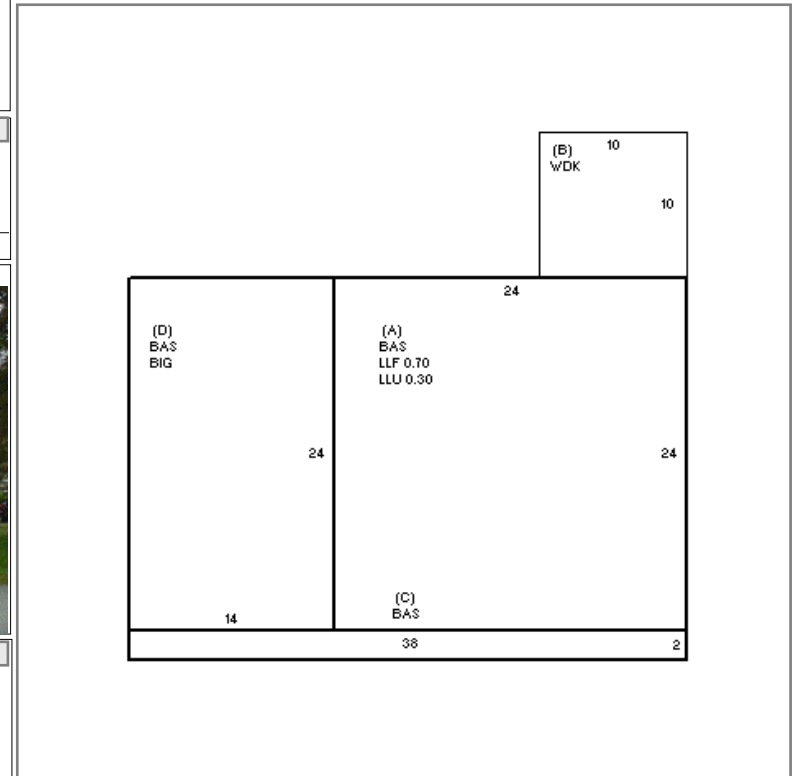
TOTAL	12,894 SF	ZONING	FRNT	84	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	421,500	383,200		
Inf1	FACTOR 100		BUILDING	230,500	205,200		
Inf2	PHY 100		DETACHED	7,700	7,000		
			OTHER	0	0		
			TOTAL	659,700	595,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 IPV	1977	7,000	1.10	7,700



BUILDING	CD	ADJ	DESC	MEASURE	11/19/2010	PL
MODEL	1		RESIDENTIAL	LIST	11/19/2010	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	3/22/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



YEAR BLT	1965	SIZE ADJ	1.000
NET AREA	1,391	DETAIL ADJ	1.000
\$NLA(RCN)	\$224	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$4,000	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	311,546
FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	173		61.51	10,641		
EXT COVER	1	WD SHINGLES	1.00	A	LLF	L	LOWER LEVEL FIN	403	1965	146.13	58,889		
ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	100		38.40	3,840		
ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	988	1965	211.85	209,312		
FLOOR COVER	34	COMB	1.00	D	BIG	N	BUILT-IN GARAGE	336		49.48	16,625		
INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239		
HEATING/COOLING	1	FORCED AIR	1.00										
FUEL SOURCE	99	N/A	1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1985 / 37
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$230,500