

Key: 5835

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.560

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KENT ERIN K & JEREMY W 14 LANTERN LN SCITUATE, MA 02066				50-11-8-0				14 LANTERN LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KENT ERIN K & JEREMY W				06/25/2021	F	100	55202-286				
O'CONNOR ERIN K				02/24/2012	H	305,000	41015-104				
CARROLL FAMILY TRUST				09/01/2010	F		38928-31				

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	%	
19-332	05/09/2019	3	ALTERATIONS	13,000	08/21/2019	JD	100	100	

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	12,500	HBR 1.00	100	1.00	100	1.00	506,000	2.90	100	1.00	R03 1.15	420,690

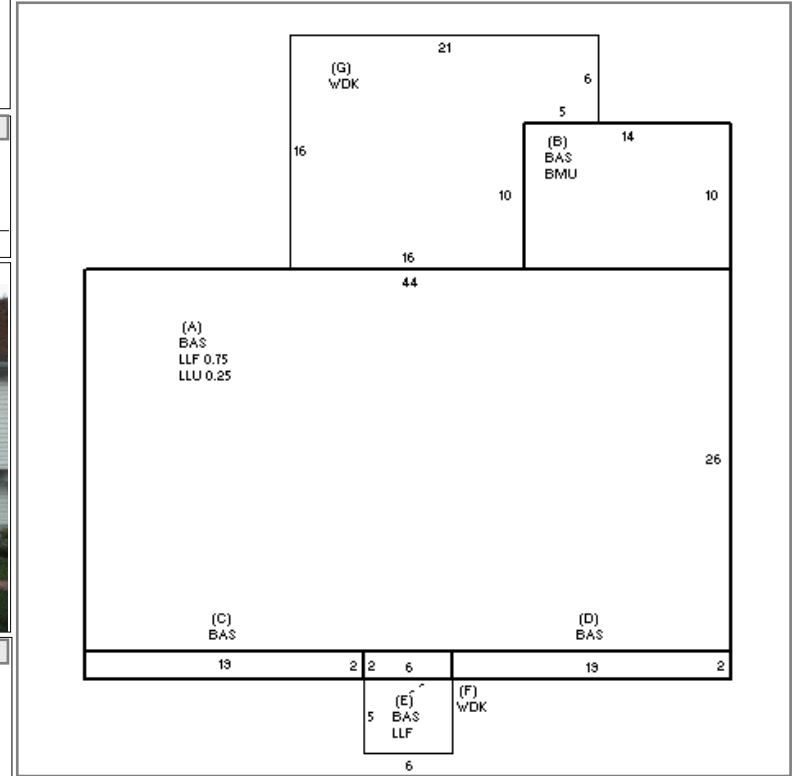
TOTAL	12,500 SF	ZONING		FRNT	86	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	420,700	382,500			
Inf1	FACTOR 100		BUILDING	316,900	286,000			
Inf2	PHY 100		DETACHED	1,200	1,200			
			OTHER	0	0			
TOTAL			TOTAL	738,800	669,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	20 0.80	13 X 13	169	9.12	1,200



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	8/21/2019	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1966	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,242	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	286		57.37	16,407
\$NLA(RCN)	\$196	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	BMU	N	BSMT UNFINISHED	140		63.15	8,841
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,372	1966	197.60	271,107
				ROOF COVER	1	ASPH SHINGLES	1.00	+	LLF	L	LOWER LEVEL FIN	870	1966	136.30	118,577
				FLOOR COVER	34	COMB	1.00	+	WDK	N	WOOD DECK	316		38.40	12,134
				INT FINISH	1	PLASTER	1.00	F21	O	FPL 2S 1OP	1		8,239.00	8,239	
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	2	GAS	1.00								



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TOTAL RCN	440,201
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1977 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$316,900