

Key: 6622

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.323

LEGAL

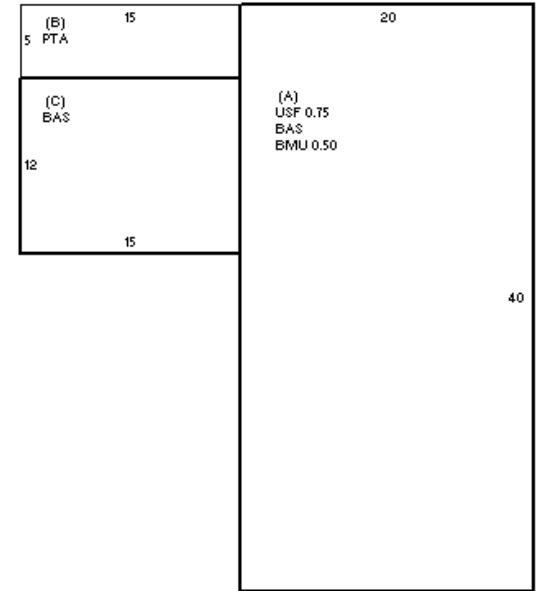
CURRENT OWNER				PARCEL ID				LOCATION			
LANNON RUSSELL JOHN P.O. BOX 37 GREENBUSH, MA 02040				58-2-5-F				133 C J CUSHING WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LANNON RUSSELL JOHN				10/26/1988	QS		8788-273				
LANNON MARION B				01/01/1979	XX		4477-103				
LANNON MARION B & JOHN R				01/01/1976	XX		4117-178				

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		08/29/2023	JD	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000 GB	1.00	100	1.00	374,000	1.00	100	1.00	R01	0.85	343,430
300	A	0.512 GB	1.00	100	1.00	16,830	1.00	100	1.00	R01	0.85	8,620

TOTAL	1.430 Acres	ZONING	FRNT	224	ASSESSED	CURRENT	PREVIOUS
Ngh	GREENBUSH	NOTE	LAND	352,100	301,600		
Infl1	FACTOR 100		BUILDING	147,100	103,700		
Infl2	PHY 100		DETACHED	8,900	13,900		
			OTHER	0	0		
		<b>TOTAL</b>		<b>508,100</b>	<b>419,200</b>		



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	-	0.90 70 0.30	40X30		1,200	24.66	8,900



BUILDING	CD	ADJ	DESC	MEASURE	9/29/2009	PL
MODEL	1		RESIDENTIAL	LIST	9/29/2009	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/15/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1875	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	408,541	
NET AREA	1,580	DETAIL ADJ	1.176	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	400		63.15	25,260	CONDITION ELEM	CD	
\$NLA(RCN)	\$259	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	600	1875	226.12	135,669	EXTERIOR	P	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	PTA	N	PATIO	75	14.91	1,118	INTERIOR	P	
STORIES	1.75	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L		L	BASE AREA	980	1875	248.64	KITCHEN	P	
ROOMS	7	1.00	FLOOR COVER	2	SOFTWOOD	1.00										BATHS	P	
BEDROOMS	3	1.00	INT FINISH	1	PLASTER	1.00										HEAT	O	
BATHROOMS	1	1.00	HEATING/COOLING	6	GRAVITY	0.98										ELECT	O	
# 1/2 BATHS	0	1.00	FUEL SOURCE	1	OIL	1.00												
TOT FIXTURES	3	\$2,822																
# UNITS	1	1.00																
																EFF.YR/AGE	1952 / 70	
																COND	64 64 %	
																FUNC	0	
																ECON	0	
																DEPR	64 % GD 36	
																RCNLD	\$147,100	