

Key: 9503

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.137

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LEHNER JOHN O & DIENNA A PO BOX 296 NORTH SCITUATE, MA 02060				17-1-5-A				78 CEDAR ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LEHNER JOHN O & DIENNA A				12/13/2018	QS	730,000	50623-90				
BRISTOL JANET B				07/10/2007	H	1 34796-42					
MILLER JOHN D JR & JANET				07/08/1991	QS	10367-204					

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	%
13-0791	07/02/2019	7	OTHERS		03/10/2020	JD	100	100
	11/27/2013	2	ADDITIONS	3,000	06/24/2014	MR	100	100
		6	CYCL GROWTH		06/21/2011	SJ	100	100
		2	ADDITIONS		06/25/2009	SJ	100	100
00-122	04/01/2000	3	ALTERATIONS				100	100

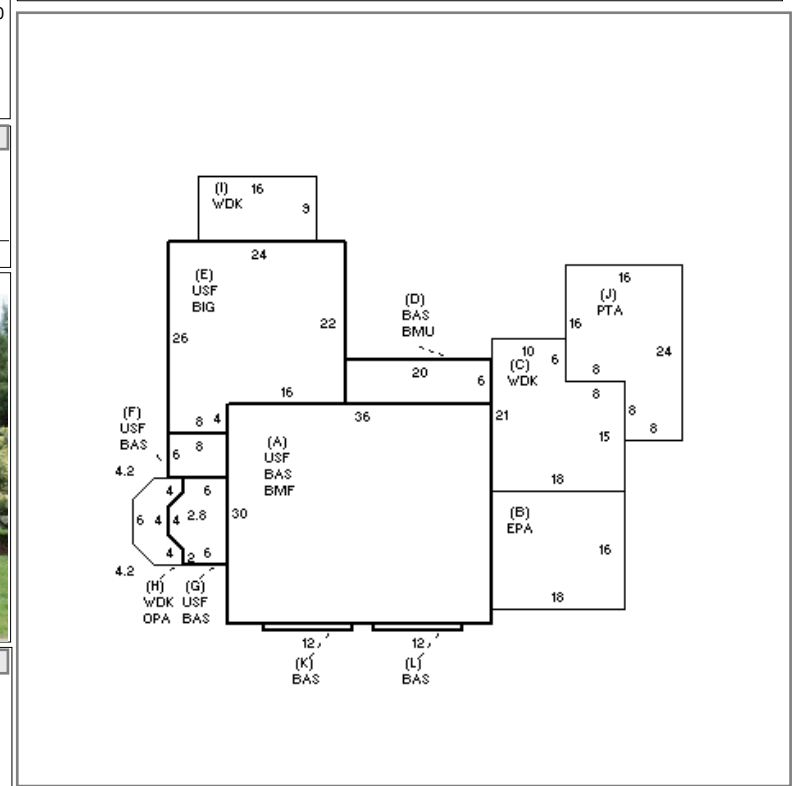
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	0.972	WS 1.00	100	1.00	13,464	1.00	W80	0.80	R03	0.85	13,090

TOTAL	1.890 Acres	ZONING	FRNT	250	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	356,500	324,800
Inf1	FACTOR 100		BUILDING	727,000	673,200		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	1,083,500	998,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	7/2/2019	JD
MODEL	1		RESIDENTIAL	LIST	7/2/2019	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/10/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1991	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,128	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMF	N	BSMT FINISH-SEP	1,080		63.06	68,104
\$NLA(RCN)	\$237	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,772	1991	174.61	309,412
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	288		90.20	25,978
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	537		38.40	20,621
				FLOOR COVER	13	COMB	1.00	D	BMU	N	BSMT UNFINISHED	120		44.92	5,390
				INT FINISH	2	DRYWALL	1.00	E	BIG	N	BUILT-IN GARAGE	560		43.77	24,510
				HEATING/COOLING	2	HOT WATER	1.02	+	BAS	L	BASE AREA	1,272	1991	192.01	244,236
				FUEL SOURCE	1	OIL	1.00	G	BAS	L	BASE AREA	84	2007	192.01	16,129
								H	OPA	N	OPEN PORCH	63		51.51	3,245
								J	PTA	N	PATIO	320		14.90	4,768
								F21	O	FPL 2S 1OP	1		8,239.00	8,239	
								GEN	O	GENERATOR	1		0.00		
								ODS	O	OUT DOOR SHOWER	1		1,369.00	1,369	

TOTAL RCN	741,793
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE 2020 / 2	
COND	2 2 %
FUNC	0
ECON	0
DEPR	2 % GD 98
RCNLD	\$727,000