

Key: 1950

Town of Canton - Fiscal Year 2024

12/20/2023 3:22 pm SEQ #: 1,794

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LEONARD DANIEL E KRISTINE M AND OSBORNE KATHLEEN M				40-15				9 LEHAN ST			
9 LEHAN ST CANTON, MA 02021				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
				LEONARD DANIEL E KRISTINE		02/06/2019	F		36598-219		
				LEONARD, DANIEL E & KRIST		02/06/2019	F		36598-204		
				OSBORNE KATHLEEN M, LEON		05/31/2017	F		35153-471		

CD	T	AC/SF/UN	Ngh	Infl-1	Infl-2	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	24,821	1	1.00	100	1.00	100	1.00	306,000	1.68	100	1.00	5	1.00		292,840

TOTAL	24,821 SF	ZONING	11	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	1	NOTE LOT 9A	LAND			292,800	292,800	
Infl-1	FACTOR 100		BUILDING			347,800	295,300	
Infl-2	PHY 100		DETACHED			300	300	
			OTHER			0	0	
				TOTAL		640,900	588,400	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	40 0.60 5 X 7		35	14.36	300	01/12/2010



BLDG COMMENTS
EXTRA SINK

BUILDING	CD	ADJ	DESC	MEASURE	1/12/2010	JH
MODEL	1		RESIDENTIAL	LIST	1/12/2010	JH
STYLE	4	1.00	CAPE [100%]	REVIEW	3/3/2010	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1977	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,049	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$239	OVERALL	1.000	EXT COVER	3	ALUMINUM	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1.75	1.00		ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	5	1.00		FLOOR COVER	3	W/W CARPET	1.00
BEDROOMS	2	1.00		INT FINISH	2	DRYWALL	1.00
BATHROOMS	1	1.00		HEATING/COOLING	2	HOT WATER	1.02
# 1/2 BATHS	1	1.00		FUEL SOURCE	2	GAS	1.00
TOT FIXTURES	6	\$4,896					
# UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	445		45.97	20,457
A	BMF	N	BSMT FINISH-SEP	543		65.08	35,338
A	USF	L	UPPER STORY FIN	741	1977	183.32	135,842
B	PTA	N	PATIO	225		14.80	3,330
+	BAS	L	BASE AREA	1,308	1977	201.56	263,637
D	EPA	N	ENCLOSED PORCH	140		88.40	12,376
E	WDK	N	WOOD DECK	180		37.80	6,804
F11	O		FPL 1S 1OP	1		7,151.00	7,151

TOTAL RCN	489,831
CONDITION ELEM	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE 1975 / 47	
COND	29 29%
FUNC	0
ECON	0
DEPR	29 % GD 71
RCNLD	\$347,800

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	%
1230	10/24/2023	77	SOLAR	60,000				0 0
1083	09/19/2023	3	ALTERATIONS	16,000				0 0
901	08/03/2023	77	SOLAR	44,000				0 0
1427	11/30/2021	3	ALTERATIONS	4,100	01/24/2022	MT	100	100

