

Key: 2017

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.943

LEGAL

CURRENT OWNER										PARCEL ID				LOCATION			
GREENBERG BRIAN M & GALLUCCI-GREENBERG JENNIFER L 172 CORNET STETSON RD SCITUATE, MA 02066										52-2-5-A				172 CORNET STETSON RD			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
GREENBERG BRIAN M & TOTH MICHAEL A & AMY S										08/31/2012	O	640,000	41886-102				
										05/05/2010	S	230,000	38497-135				
										05/05/2010	F	-100	38497-132				

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	%
13-271	05/08/2013	3	ALTERATIONS	41,461	08/13/2013	SJ	100	100
10-160	04/27/2010	1	NEW CONST	380,000	06/09/2010	SJ	100	100
10-160	04/27/2010	1	NEW CONST	380,000	06/06/2011	SJ	100	100
10-160	04/27/2010	1	NEW CONST	380,000	08/22/2012	SJ	100	100

LAND

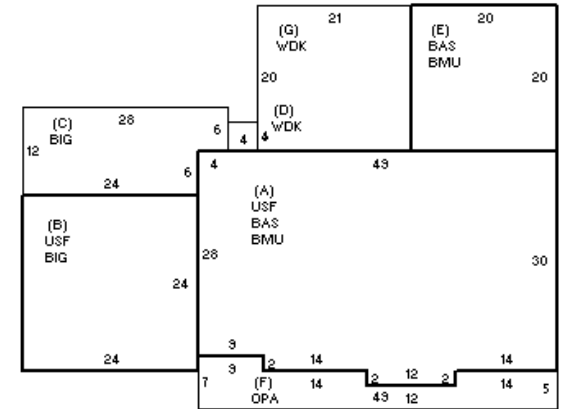
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R02	0.85	343,430
300	A	0.194	WS 1.00	100	1.00	16,830	1.00	100	1.00	R02	0.85	3,270

DETACHED

TOTAL	1.112 Acres		ZONING	FRNT	329	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE		N O T E	EASEMENT...		LAND	346,700	296,800
Inf1	FACTOR 100			BUILDING	928,800	871,500		
Inf2	PHY 100			DETACHED	0	0		
				OTHER	0	0		
				TOTAL	1,275,500	1,168,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/28/2010



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/6/2011	SJ
MODEL	1		RESIDENTIAL	LIST	6/6/2011	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	10/6/2014	RJM
QUALITY	G	1.20	GOOD [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	FY12 QUALITY CHANGE FROM VG TO GD PER FIELD REVIEW. .		

YEAR BLT	2011	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,043,638															
NET AREA	3,928	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,876		49.05	92,027																	
\$NLA(RCN)	\$266	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,876	2011	228.88	429,376																	
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	2,052	2011	208.14	427,104																	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BIG	N	BUILT-IN GARAGE	888		49.04	43,546																	
				FLOOR COVER	12	COMB	1.00	+	W/DK	N	WOOD DECK	436		46.08	20,090																	
				INT FINISH	2	DRYWALL	1.00	F	OPA	N	OPEN PORCH	239		61.80	14,771																	
				HEATING/COOLING	11	HW/COOL AIR	1.04	F11	O	FPL 1S 1OP	1		8,737.20	8,737																		
				FUEL SOURCE	2	GAS	1.00																									
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