Key: 4069

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3,887

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GREELEY NANCY J & THOMAS P 40 JAMES WAY SCITUATE, MA 02066	38-6-5-0	40 JAMES WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GREELEY NANCY J & THOMAS	06/25/2004	QS	659,900	(105560)
SPENCE BARBARA E	04/15/1997	QS	-100	(C91234)
SPENCE CAROLE A	10/26/1982	XX		66739-0

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

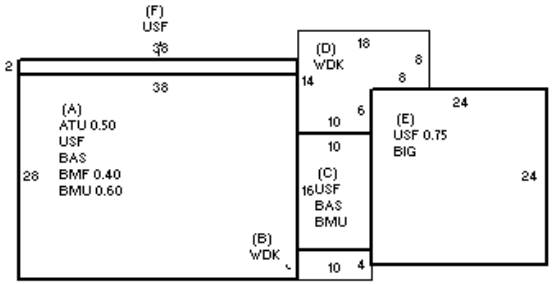
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		3	ALTERATIONS		03/29/2004	PJB	100	100
	12/18/2003	6	CYCL GROWTH			PJB	100	100
99-203	05/11/1999	3	ALTERATIONS				100	100
97-532	09/12/1997	1	NEW CONST				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,294	SC 1.00	100 1.00	100 1.00	396,000	1.93	100 1.00	R03 0.90			339,030

TOTAL	19,294 SF	ZONING		FRNT	121
Ngh	SCITUATE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	339,000	325,300
BUILDING	589,400	546,500
DETACHED	0	0
OTHER	0	0
TOTAL	**928,400**	**871,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/27/2003

BLDG COMMENTS

FY12 FR-VG TO +

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/28/2009	PL
LIST	5/28/2009	EST
REVIEW	4/5/2011	ER

YEAR BLT	1998	SIZE ADJ	1.000
NET AREA	2,956	DETAIL ADJ	1.030
$NLA(RCN)	$252	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	9	$8,158
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	13	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	798		49.13	39,210
A	BMF	N	BSMT FINISH-SEP	426		68.97	29,383
+	BAS	L	BASE AREA	1,224	1998	214.71	262,810
A	ATU	N	ATTIC UNF	532		40.70	21,652
+	WDK	N	WOOD DECK	244		42.24	10,307
E	BIG	N	BUILT-IN GARAGE	576		48.32	27,830
+	USF	L	UPPER STORY FIN	1,732	1998	195.26	338,190
	FPL	O	FIREPLACE	1		8,594.30	8,594

TOTAL RCN	746,133
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2000 / 22		
COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	21	% GD	79
RCNLD			$589,400