

Key: 6310

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.012

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
DUMET SYLVAIN & DUCATEZ ODILE J 55 GREENFIELD LN SCITUATE, MA 02066				54-1-17-0				55 GREENFIELD LN				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				DUMET SYLVAIN & D'ARCANGELO MARY C & DOME SHAPTER GERALDINE E				06/16/2017	QS	675,000	48555-50	
						07/06/2012	H	335,000	41617-59			
						12/27/1996	F	1	14874-295			

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	%
12-392	07/14/2012	2	ADDITIONS	60,000	10/06/2014	RJM	100	100
91-493	09/24/1991	6	CYCL GROWTH		06/21/2011		100	100
		3	ALTERATIONS				100	100

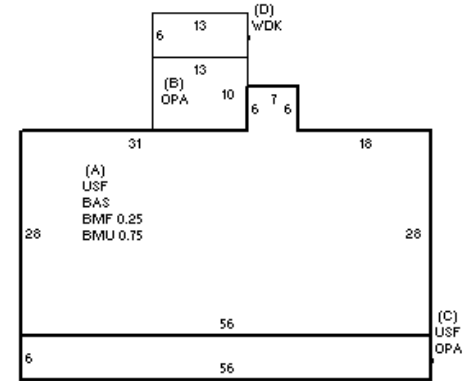
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,575	HBR	1.00	100	1.00	100	1.00	R04	1.15		433,670

TOTAL	19,575 SF	ZONING	FRNT	285	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	433,700	394,300		
Inf1	FACTOR 100		BUILDING	606,600	545,800		
Inf2	PHY 100		DETACHED	6,000	5,700		
			OTHER	0	0		
			TOTAL	1,046,300	945,800		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
DGF	-	0.90	60 0.40		308	48.76	6,000	05/06/2010



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/15/2013	SJ
MODEL	1		RESIDENTIAL	LIST	8/15/2013	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	10/6/2014	RJM
QUALITY	A	1.00	AVERAGE [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	XTRA SHOWER		

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YEAR BLT	1949	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	674,015
NET AREA	3,556	DETAIL ADJ	0.884	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,208		42.06	50,806	CONDITION ELEM	CD
\$NLA(RCN)	\$190	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH-SEP	403		59.04	23,793	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,610	1949	163.80	263,717	INTERIOR	V
				ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	1,610	2013	148.96	239,822	KITCHEN	V
				FLOOR COVER	2	SOFTWOOD	1.00	+	OPA	N	OPEN PORCH	466		51.50	23,999	BATHS	V
				INT FINISH	1	PLASTER	1.00	C	USF	L	UPPER STORY FIN	336	1949	148.96	50,050	HEAT	A
				HEATING/COOLING	11	HW/COOL AIR	1.04	D	WDK	N	WOOD DECK	78		38.40	2,995	ELECT	A
				FUEL SOURCE	2	GAS	1.00	F12	O		FPL 1S 2OP	1		10,347.00	10,347		
												EFF.YR/AGE 2012 / 10					
												COND 10 10 %					
												FUNC 0					
												ECON 0					
												DEPR 10 % GD 90					
												RCNLD \$606,600					