

Key: 6311

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.013

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MCEACHERN CYNTHIA M TR 13 GREENFIELD LN SCITUATE, MA 02066				55-1-14-0				13 GREENFIELD LN			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MCEACHERN CYNTHIA M TR				07/21/2022	F	57050-254					
MCEACHERN PETER & CYNTHIA				07/10/1979	QS	4686-89					
GONCALVES SEBASTIAN				01/01/1953	XX	2247-463					

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	%
	09/09/2022	7	OTHERS					0 0
06-619	10/11/2006	3	ALTERATIONS	4,000	08/03/2007	SJ	100	100
04-309	02/23/2004	3	ALTERATIONS	5,000	09/01/2004	SJ	100	100
	11/08/1994	2	ADDITIONS				100	100
94-564	11/08/1994	3	ALTERATIONS				100	100

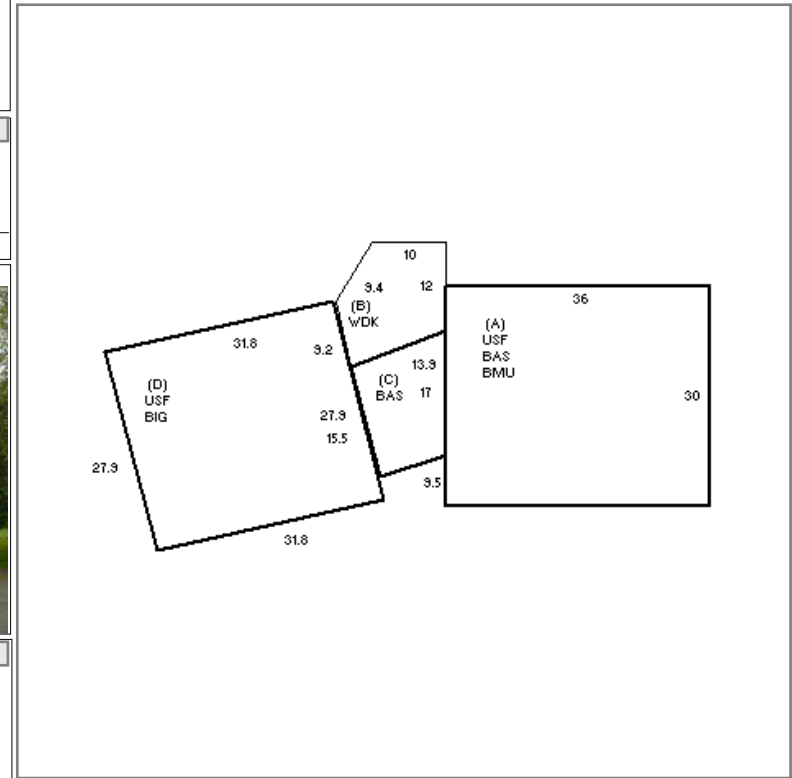
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	32,815	HBR 1.00	100	1.00	100	1.00	506,000	1.19	100	1.00	R04 1.15	454,300

TOTAL	32,815 SF	ZONING	FRNT	559	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE			LAND	454,300	413,000
Infl1	FACTOR 100		BUILDING	531,700	494,300		
Infl2	PHY 100		DETACHED	1,200	1,100		
			OTHER	0	0		
			TOTAL	987,200	908,400		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80	1996	100	14.74	1,200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/6/2010	SJ
MODEL	1		RESIDENTIAL	LIST	4/6/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/17/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1979	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	690,496															
NET AREA	3,230	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,080		46.14	49,833																	
\$NLA(RCN)	\$214	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,966	1979	173.83	341,749																	
				ROOF SHAPE	3	GAMBREL	1.00	B	WDK	N	WOOD DECK	194		38.40	7,450																	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,264	1979	191.15	241,613																	
				FLOOR COVER	14	COMB	1.00	D	BIG	N	BUILT-IN GARAGE	886		40.08	35,510																	
				INT FINISH	2	DRYWALL	1.00	FPL	O	O	FIREPLACE	1		7,813.00	7,813																	
				HEATING/COOLING	2	HOT WATER	1.02																									
				FUEL SOURCE	99	N/A	1.00																									
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