

Key: 6320

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.022

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
O'CONNELL DANIEL V TR & COMPERCHIO KIM E TR				55-1-8-0				14 GREENFIELD TER				
14 GREENFIELD TER SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,449	HBR 1.00	100	1.00	506,000	3.15	100	1.00	R04	1.15	418,530

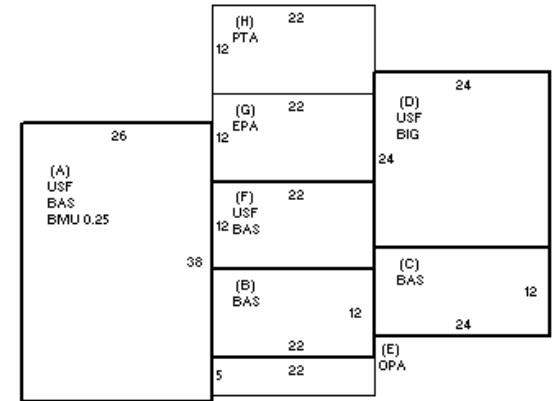
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
18-256	05/02/2018	2	ADDITIONS	77,000	06/21/2018	JD	100	60
18-256	05/02/2018	2	ADDITIONS	77,000	08/22/2019	JD	100	100
		3	ALTERATIONS		03/29/2004	PJB	100	100
		2	ADDITIONS		01/23/2004	PJB	100	100
02-312	06/17/2002	3	ALTERATIONS				100	100

TOTAL	11,449 SF	ZONING	FRNT	237	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	418,500	380,500		
Infl1	FACTOR 100		BUILDING	677,000	629,900		
Infl2	PHY 100		DETACHED	1,200	1,100		
			OTHER	0	0		
			<b>TOTAL</b>	<b>1,096,700</b>	<b>1,011,500</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60 15X10	1986	150	13.10	1,200



BUILDING	CD	ADJ	DESC	MEASURE	8/22/2019	JD
MODEL	1		RESIDENTIAL	LIST	8/22/2019	JD
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/17/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1953	SIZE ADJ	1.000
NET AREA	3,632	DETAIL ADJ	1.020
\$NLA(RCN)	\$225	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	9	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	8	\$7,181	
# 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	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	247		69.46	17,158
A	BAS	L	BASE AREA	988	1991	207.43	204,937
A	USF	L	UPPER STORY FIN	988	1991	188.63	186,369
+	BAS	L	BASE AREA	528	1953	207.43	109,520
C	BAS	L	BASE AREA	288	2004	207.43	59,739
D	BIG	N	BUILT-IN GARAGE	576		47.85	27,561
D	USF	L	UPPER STORY FIN	576	2004	188.63	108,651
E	OPA	N	OPEN PORCH	110		56.65	6,232
F	USF	L	UPPER STORY FIN	264	1953	188.63	49,799
G	EPA	N	ENCLOSED PORCH	264		99.22	26,194
H	PTA	N	PATIO	264		16.39	4,327
	F11	O	FPL 1S 1OP	1		8,009.10	8,009

TOTAL RCN	815,676
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2005 / 17
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$677,000