

Key: 6321

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.023

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
VOELGER MATTHEW & CELINO JEANMARIE 73 GREENFIELD LN SCITUATE, MA 02066				54-1-21-0				73 GREENFIELD LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
VOELGER MATTHEW				05/01/1996	A	195,000	14331-211				
DUFFY JAMES R & MAUREEN M				03/28/1991	QS	85,000	10205-328				
DUFFY JAMES R JR & NORMAN				03/02/1990	QS		9631-301				

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	%
10-542	11/22/2010	3	ALTERATIONS	4,000	08/04/2011	SJ	100	100
06-200	04/14/2006	3	ALTERATIONS	3,850	08/17/2006	SJ	100	100
		3	ALTERATIONS		01/23/2004	PJB	100	100
03-251	05/20/2003	2	ADDITIONS	65,000	09/01/2004	SJ	100	100
03-131	04/01/2003	3	ALTERATIONS				100	100

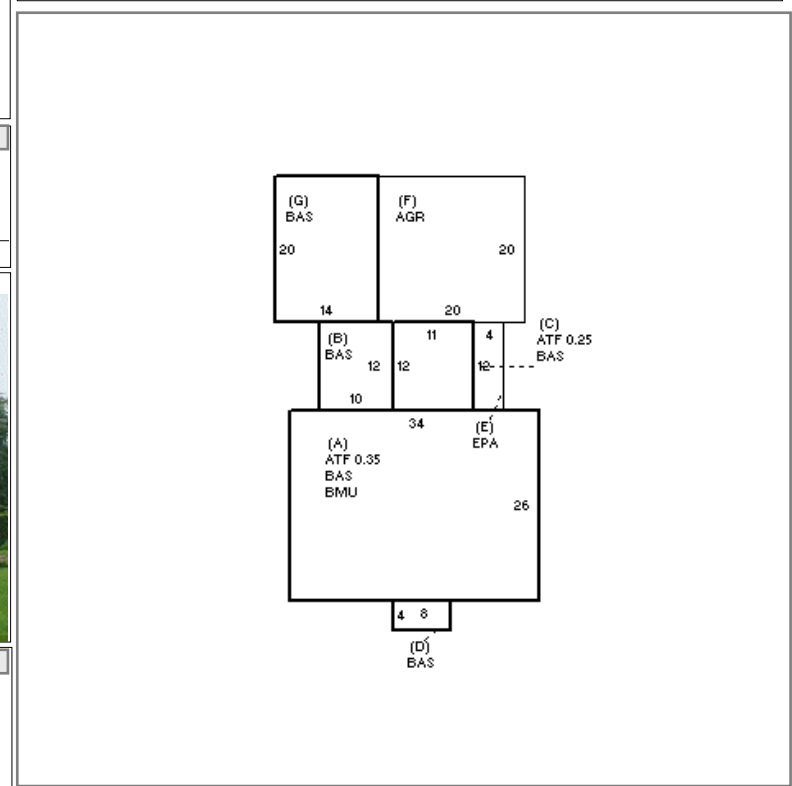
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,350	HBR 1.00	100 1.00	100 1.00	506,000	2.25	100 1.00	R04			428,050

TOTAL	16,335 SF	ZONING	NOT E	FRNT	266	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR			LAND		428,100	389,100	
Inf1	FACTOR 100			BUILDING		377,500	335,800	
Inf2	PHY 100			DETACHED		2,400	2,200	
				OTHER		0	0	
				TOTAL		808,000	727,100	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	+	1.10	10 0.90	12 X 16	2006	192	13.62	2,400



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	8/4/2011	SJ
MODEL	1		RESIDENTIAL	LIST	8/4/2011	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/17/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1941	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,790	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	884		53.81	47,570
\$NLA(RCN)	\$285	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	ATF	L	ATTIC FINISH	342	1941	164.23	56,167
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,448	1941	254.19	368,061
				ROOF COVER	1	ASPH SHINGLES	1.00	E	EPA	N	ENCLOSED PORCH	48		99.23	4,763
				FLOOR COVER	2	SOFTWOOD	1.00	F	AGR	N	ATT GARAGE	400		51.57	20,626
				INT FINISH	1	PLASTER	1.00	F11	O	O	FPL 1S 10P	1		8,009.10	8,009
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	510,133
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1985 / 37
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$377,500