

Key: 6326

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.028

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION					
MAHONEY GERARD J TR & CATHLEEN K TR 47 GREENFIELD LN SCITUATE, MA 02066				55-1-23-0				47 GREENFIELD LN					
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
				MAHONEY GERARD J TR & MAHONEY CATHLEEN K & GERA MURPHY LORI LAVARGNA TR				01/07/2021 12/15/2015 01/22/2015	F QS U	1 560,000 275,000	54153-325 46387-191 45167-275		
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	20,100	HBR 1.00	100	1.00	100	1.00	506,000	1.86	100	1.00	R04 1.15	434,560

LAND

TOTAL	20,081 SF	ZONING	FRNT	302	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE			LAND	434,600	395,100
Inf1	FACTOR 100		BUILDING	416,400	374,800		
Inf2	PHY 100		DETACHED	200	200		
			OTHER	0	0		
					<b>TOTAL</b>	<b>851,200</b>	<b>770,100</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		20	17.03	200

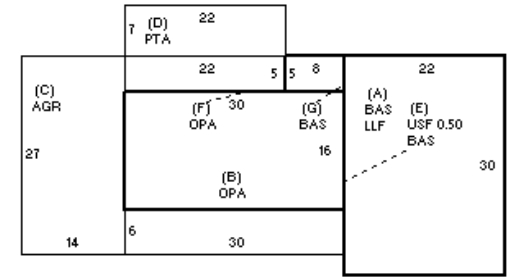


BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/13/2015	SJ
MODEL	1		RESIDENTIAL	LIST	8/13/2015	SJ
STYLE	3	1.00	SPLIT LEVEL [100%]	REVIEW	3/17/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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	%
15-50	01/29/2015	3	ALTERATIONS	81,000	08/20/2015	SJ	100	100



LOADING

YEAR BLT	1962	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	462,680
NET AREA	2,080	DETAIL ADJ	0.978	FOUNDATION	2	SLAB	0.95	A	LLF	L	LOWER LEVEL FIN	660	1962	148.44	97,973	CONDITION ELEM	CD
\$NLA(RCN)	\$222	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	OPA	N	OPEN PORCH	290		56.65	16,429	EXTERIOR	V
				ROOF SHAPE	1	GABLE	1.00	C	AGR	N	ATT GARAGE	378		52.44	19,822	INTERIOR	V
				ROOF COVER	1	ASPH SHINGLES	1.00	D	PTA	N	PATIO	154		16.39	2,525	KITCHEN	V
				FLOOR COVER	34	COMB	1.00	+	BAS	L	BASE AREA	1,180	1962	215.21	253,952	BATHS	V
				INT FINISH	1	PLASTER	1.00	E	USF	L	UPPER STORY FIN	240	1962	195.71	46,971	HEAT	U
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F21	O	O	FPL 2S 1OP	2		9,062.35	18,125	ELECT	U
				FUEL SOURCE	2	GAS	1.00										
CAPACITY		UNITS	ADJ														
STORIES	1	1.00															
ROOMS	8	1.00															
BEDROOMS	3	1.00															
BATHROOMS	2	1.00															
# 1/2 BATHS	1	1.00															
TOT FIXTURES	8	\$6,885															
# UNITS	1	1.00															
																EFF.YR/AGE	2012 / 10
																COND	10 10 %
																FUNC	0
																ECON	0
																DEPR	10 % GD 90
																RCNLD	\$416,400