

Key: 6347

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.051

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BURWELL DANA O & KATHRYN A 38 GREENFIELD LN SCITUATE, MA 02066				55-2-2-0				38 GREENFIELD LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Certs)				
BURWELL DANA O & KATHRYN				12/21/2020	QS	989,000	54048-154				
FALARO MARTIN M &				06/20/2014	QS	869,000	44440-32				
HAGAN ROBERT S & MICHELE				12/27/2006	QS	760,000	33893-81				

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 %
19-325	05/07/2019	3	ALTERATIONS	10,000	08/26/2019	JD	100 100
08-106	03/01/2008	3	ALTERATIONS	8,000	09/08/2008	SJ	100 100
05-746	11/08/2005	2	ADDITIONS	175,000	08/28/2006	SJ	100 100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	HBR 1.00	100	1.00	594,000	1.00	W90 0.90	WV3 1.50			545,450
300	A	0.182	HBR 1.00	100	1.00	26,730	1.00	W90 0.90	WV3 1.50			4,860

TOTAL	1.100 Acres	ZONING	FRNT 156	ASSESSED		CURRENT		PREVIOUS	
Ngh	HARBOR	NOTE INFL 3 - Conservation Restriction		LAND	550,300	467,200			
Infl1	FACTOR 100			BUILDING	778,700	692,500			
Infl2	PHY 100			DETACHED	4,500	4,400			
				OTHER	0	0			
TOTAL					1,333,500	1,164,100			

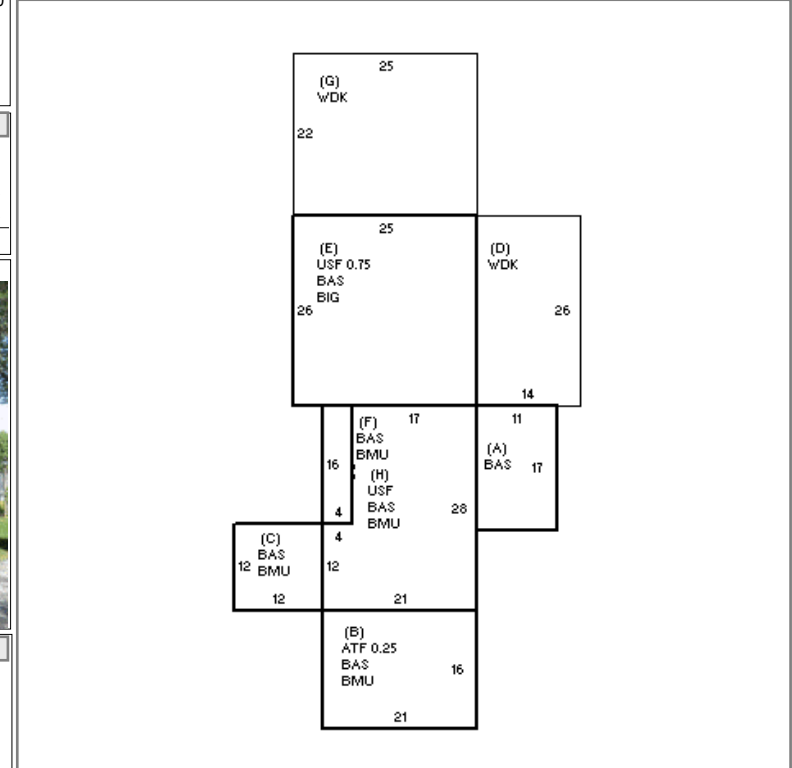
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		80	15.97	900
HTB	A	1.00	30 0.70		1	5,181.80	3,600



PHOTO 08/26/2019

BLDG COMMENTS
MLS
V to G FY22

BUILDING	CD	ADJ	DESC	MEASURE	8/21/2021	JD
MODEL	1		RESIDENTIAL	LIST	8/21/2021	EST
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	8/26/2019	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1713	SIZE ADJ	1.000
NET AREA	3,001	DETAIL ADJ	1.184
\$NLA(RCN)	\$316	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		10	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		1	1.00
TOT FIXTURES		8	\$9,094
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	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	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,255	1713	268.66	337,163
+	BMU	N	BSMT UNFINISHED	1,068		55.57	59,351
B	ATF	L	ATTIC FINISH	84	1713	173.59	14,581
+	WDK	N	WOOD DECK	914		46.08	42,118
E	BIG	N	BUILT-IN GARAGE	650		59.02	38,365
E	BAS	L	BASE AREA	650	2006	268.66	174,626
E	USF	L	UPPER STORY FIN	488	2006	244.31	119,225
H	USF	L	UPPER STORY FIN	524	1713	244.31	128,021
F22	O		FPL 2S 2OP	2		13,565.40	27,131
GEN	O		GENERATOR	1		0.00	

TOTAL RCN	949,674
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2004 / 18
COND	17 17 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$778,700