

Key: 6351

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.055

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
KEEGAN JOHN J & MARY G TR 12 GREENFIELD LN SCITUATE, MA 02066				55-2-5-0				12 GREENFIELD LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KEEGAN JOHN J & MARY G TR				05/02/2012	F		1 41315-194				
KEEGAN JOHN J & MARY G				01/01/1970	QS		3509-180				
WHORF FANNIE L				01/01/1969	XX		3484-433				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
10-216	05/25/2010	3	ALTERATIONS	15,000	08/30/2010	SJ	100	100
07-751	09/19/2007	3	ALTERATIONS	10,000	07/29/2008	SJ	100	100

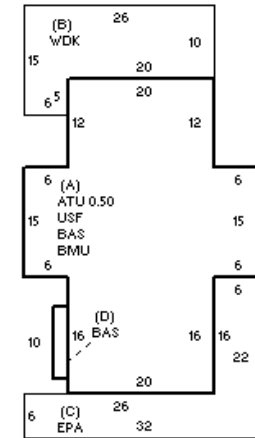
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	21,050	HBR 1.00	100	1.00	100	1.00	506,000	1.78	100	1.00	R04 1.15	436,150

DETACHED

TOTAL	21,039 SF	ZONING	FRNT	163	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE			LAND	436,200	396,500
Inf1	FACTOR 100		BUILDING	267,600	251,200		
Inf2	PHY 100		DETACHED	600	600		
			OTHER	0	0		
			TOTAL		704,400	648,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		50	17.03	600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/27/2001	FD
MODEL	1		RESIDENTIAL	LIST	11/27/2001	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/17/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY12 STYLE CHANGE FROM COL TO CONV PER FIELD REVIEW.

INDING

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	743,197		
NET AREA	2,100	DETAIL ADJ	1.248	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,040		55.98	58,216	CONDITION ELEM	CD		
\$NLA(RCN)	\$354	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	1,040	1900	272.16	283,048	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	520		44.40	23,088	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK	290		46.08	13,363	KITCHEN			
				FLOOR COVER	2	SOFTWOOD	1.00	C	EPA	N	ENCLOSED PORCH	288		108.24	31,174	BATHS			
				INT FINISH	1	PLASTER	1.00	+	BAS	L	BASE AREA	1,060	1900	299.28	317,234	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02	F21	O		FPL 2S 1OP	1		9,886.80	9,887	ELECT			
				FUEL SOURCE	99	N/A	1.00											EFF.YR/AGE	1952 / 70
																	COND	64	64 %
																	FUNC	0	
																	ECON	0	
																	DEPR	64	% GD 36
																	RCNLD		\$267,600