

Key: 6352

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.056

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION						
MCCRACKEN BENEDICT & BIDDLE ANNE 6 GREENFIELD LN SCITUATE, MA 02066				55-2-6-0				6 GREENFIELD LN						
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)			
				MCCRACKEN BENEDICT & DRESSLER MICHAEL L				03/31/2016	O	492,500	46756-268			
				DRESSLER MICHAEL L &				06/20/2013	F	1	43232-183			
								07/20/2007	H		485,000	34842-42		

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	%
17-128	03/20/2017	3	ALTERATIONS	19,040	08/10/2017	SJ	100	100
11-198	04/22/2011	3	ALTERATIONS	4,500	08/04/2011	SJ	100	100
90-304	06/07/1990	3	ALTERATIONS				100	100

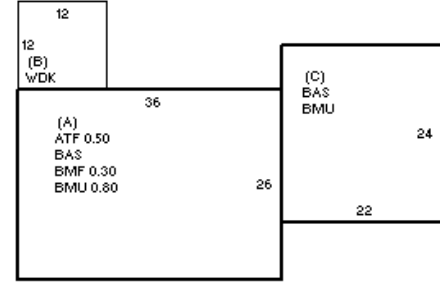
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	21,693	HBR 1.00	100	1.00	100	1.00	506,000	1.74	100	1.00	R04 1.15	437,200

TOTAL	21,693 SF	ZONING	FRNT	312	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	437,200	397,500		
Inf1	FACTOR 100		BUILDING	397,400	353,500		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	834,600	751,000		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/4/2011	SJ
MODEL	1		RESIDENTIAL	LIST	8/4/2001	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%]			

BLDG COMMENTS

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YEAR BLT	1952	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	544,397
NET AREA	1,932	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,277		46.54	59,434		
\$NLA(RCN)	\$282	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	281		65.33	18,359		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,464	1952	250.28	366,414		
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATF	L	ATTIC FINISH	468	1952	161.71	75,680		
				FLOOR COVER	14	COMB	1.00	B	WDK	N	WOOD DECK	144		42.24	6,083		
				INT FINISH	1	PLASTER	1.00		BMG	O	BSMT GARAGE	2		2,740.10	5,480		
				HEATING/COOLING	2	HOT WATER	1.02		F11	O	FPL 1S 10P	1		8,009.10	8,009		
				FUEL SOURCE	99	N/A	1.00										
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1980 / 42
																COND	27 27 %
																FUNC	0
																ECON	0
																DEPR	27 % GD 73
																RCNLD	\$397,400