

Key: 6640

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.338

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
O'NEIL EDWARD G & KATHLEEN C S/O O'NEIL EDWARD & KATHLEEN T 30 GREENFIELD TER SCITUATE, MA 02066				55-1-3-0				30 GREENFIELD TER			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
O'NEIL EDWARD & KATHLEEN				08/28/2023	V	100	58223-83				
O'NEIL EDWARD G & KATHLEEN				06/12/2013	V	352,900	43193-216				
SNOW JEAN E ETAL (LIFE ES)				07/13/2005	F	100	(107615)				

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	%
13-582	09/03/2013	3	ALTERATIONS	53,000	09/29/2014	RJM	100	100
95-436	07/01/1995	3	ALTERATIONS				100	100
92-628	08/01/1992	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,120	HBR 1.00	100	1.00	506,000	2.58	100	1.00	R04	1.15	423,890

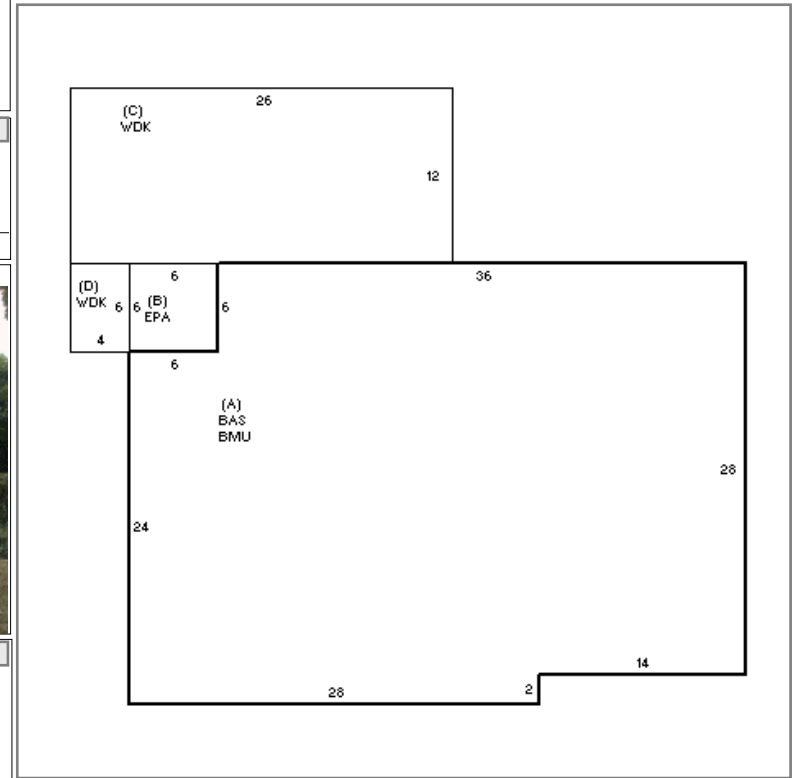
TOTAL	14,113 SF	ZONING	FRNT	131	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	N O T E	IN M60		LAND	423,900	385,400
Inf1	FACTOR 100		LAND	243,500	216,500		
Inf2	PHY 100		DETACHED	600	600		
			OTHER	0	0		
					<b>TOTAL</b>	<b>668,000</b>	<b>602,500</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	1996	50	17.03	600



PHOTO 10/01/2014

BLDG COMMENTS  
pull down stairway to atu



BUILDING	CD	ADJ	DESC	MEASURE	9/17/2009	PL
MODEL	1		RESIDENTIAL	LIST	9/17/2009	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	10/3/2014	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,196	DETAIL ADJ	0.875	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,196		44.96	53,776
\$NLA(RCN)	\$264	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	1,196	1955	198.10	236,927
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	36		90.19	3,247
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	336		38.40	12,902
				FLOOR COVER	14	COMB	1.00	F11	O		FPL 1S 10P	1		7,281.00	7,281
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	9	WARM/COOL AIR	1.03								
				FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	316,233	CONDITION ELEM	CD
EXTERIOR			
INTERIOR			
KITCHEN			
BATHS			
HEAT			
ELECT			
EFF.YR/AGE	1994 / 28		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD			\$243,500