Key: 7365

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7,041

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GREENE JAMES H & MARY LOUISE 111 PERKINS STREET JAMAICA PLAIN, MA 02130	71-6-6-0	54 CENTRAL AV

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GREENE JAMES H & MARY LOU	04/30/2004	QS	570,000	28084-256
KEENAN GEO F & CATHERINE	01/01/1964	QS		3061-90
DOYLE BRIDGET	01/01/1939	QS		1746-265

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

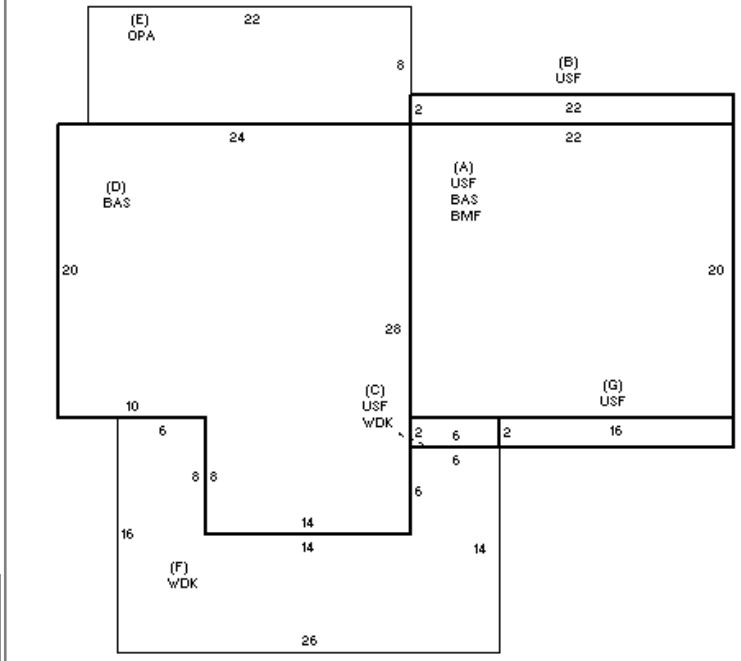
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
96-94	03/01/1996	3	ALTERATIONS				100	100
91-475	09/17/1991	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,500	HUM 1.00	100 1.00	100 1.00	550,000	4.70	100 1.00	R08 1.25			444,900

TOTAL	7,492 SF	ZONING		FRNT	75
Ngh	HUMAROCK	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	444,900	404,500
BUILDING	297,900	280,100
DETACHED	0	0
OTHER	0	0
TOTAL	**742,800**	**684,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/24/2003

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/8/2010	PL
LIST	4/8/2010	EST
REVIEW	3/9/2011	ER

BLDG COMMENTS

FY12 FR- CONV TO COLONIAL

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	1,560	DETAIL ADJ	1.000
$NLA(RCN)	$277	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	5	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$5,280
# 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	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	99	N/A	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMF	N	BSMT FINISH-SEP	440		97.52	42,907
+	USF	L	UPPER STORY FIN	528	1950	212.14	112,008
+	WDK	N	WOOD DECK	304		42.24	12,841
+	BAS	L	BASE AREA	1,032	1950	233.27	240,736
E	OPA	N	OPEN PORCH	176		56.65	9,970
	F11	O	FPL 1S 1OP	1		8,009.10	8,009

TOTAL RCN	431,751
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1972 / 50		
COND	31	31 %	
FUNC	0		
ECON	0		
DEPR	31	% GD	69
RCNLD			$297,900