

Key: 7871

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.532

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LESSARD CHRISTOPHER & DOROTEA S/O HOROHO MICHAEL & STEFANIE 82 GREENFIELD LN SCITUATE, MA 02066				54-3-D-0				82 GREENFIELD LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HOROHO MICHAEL & STEFANIE				07/13/2023	QS	1,050,000	58093-102				
LESSARD CHRISTOPHER & DOR				08/30/2019	QS	740,000	51587-298				
MCCARTHY JOHN J & MILDRED				02/16/1989	QS	253,500	8991-327				

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	%
		2	ADDITIONS		01/23/2004	PJB	95	100

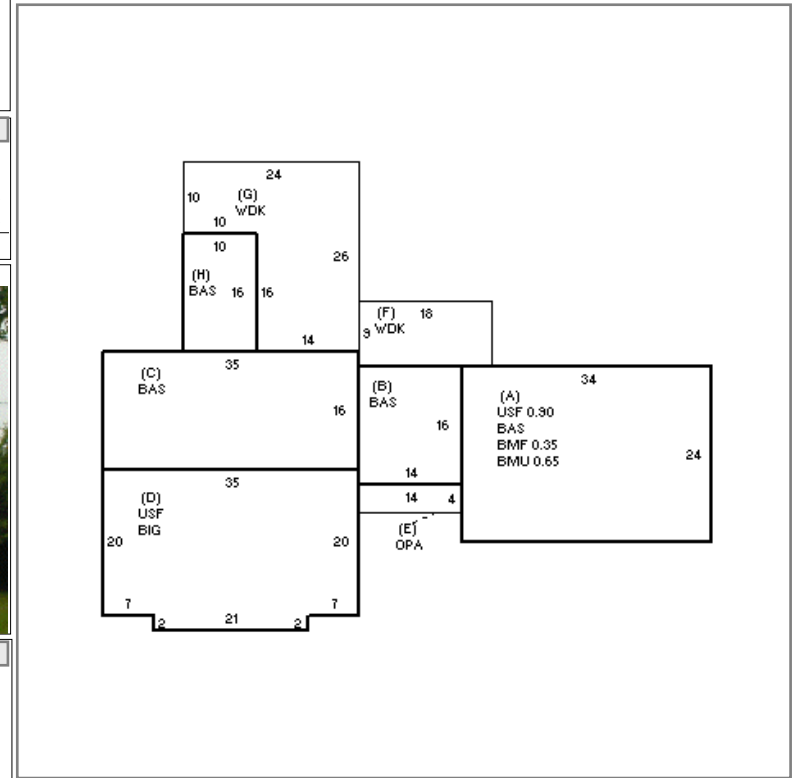
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	37,517	HBR 1.00	100	1.00	100	1.00	506,000	1.06	100	1.00	R04 1.15	461,040

TOTAL	37,505 SF	ZONING	FRNT	168	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	461,000	419,100		
Inf1	FACTOR 100		BUILDING	607,300	550,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
		TOTAL		1,068,300	969,900		

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/28/2010	PL
MODEL	1		RESIDENTIAL	LIST	10/28/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/16/2023	JD
QUALITY	A	1.00	AVERAGE [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	MLS		

BLDG COMMENTS
MLS

YEAR BLT	1976	SIZE ADJ	1.000
NET AREA	3,236	DETAIL ADJ	1.020
\$NLA(RCN)	\$221	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1.85	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	2	1.00	
TOT FIXTURES	10	\$8,160	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	530		50.18	26,597
A	BMF	N	BSMT FINISH-SEP	286		70.45	20,148
+	USF	L	UPPER STORY FIN	1,476	1976	173.83	256,573
+	BAS	L	BASE AREA	1,760	1976	191.15	336,423
D	BIG	N	BUILT-IN GARAGE	742		41.29	30,640
E	OPA	N	OPEN PORCH	56		51.50	2,884
+	WDK	N	WOOD DECK	626		38.40	24,038
GEN	O		GENERATOR	1		0.00	
GFP	O		GAS FIREPLACE	1		5,556.00	5,556
HTB	O		HOT TUB	1		3,449.00	3,449

TOTAL RCN	714,468
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2007 / 15
COND	15 15%
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$607,300