Key: 1491

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.438

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MURPHY DEAN S 54 SHERIDAN ST NO. EASTON, MA 02356	13-1-15-0	257 GANNETT RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MURPHY DEAN S	10/06/2008	QS	292,000	36422-71
GATES CAROL S	10/06/2008	F	-100	36422-69
GATES CAROL S	06/04/1982	QS	58,000	5157-222

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

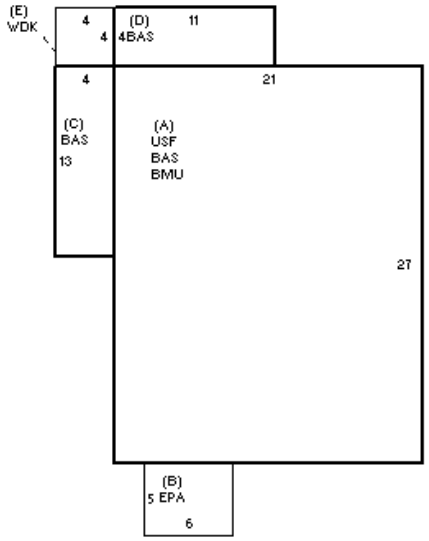
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-350	04/05/2021	3	ALTERATIONS	6,000	06/16/2021	JD	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,475	NS 1.00	100 1.00	100 1.00	374,000	1.83	100 1.00	R02 0.85			321,670

TOTAL	20,473 SF	ZONING		FRNT	126
Ngh	NO. SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	321,700	309,600
BUILDING	232,300	206,600
DETACHED	3,600	3,500
OTHER	0	0
TOTAL	**557,600**	**519,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A 1.00	30 0.70			1	5,181.80	3,600

PHOTO 06/16/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/16/2021	JD
LIST	6/16/2021	EST
REVIEW	3/18/2011	KT

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	1,230	DETAIL ADJ	1.224
$NLA(RCN)	$295	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,938
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	1	PLASTER	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	567		57.43	32,560
A	USF	L	UPPER STORY FIN	567	1900	250.13	141,822
B	EPA	N	ENCLOSED PORCH	30		90.20	2,706
+	BAS	L	BASE AREA	663	1900	275.05	182,357
E	WDK	N	WOOD DECK	16		38.38	614

TOTAL RCN	362,997

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1968 / 54	
COND	36	36 %
FUNC	0	
ECON	0	
DEPR	36	% GD 64
RCNLD		$232,300