

Key: 1577

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.520

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|--------------|--|--|--|
| MURRAY ROBERT F & JOYCE A 26 SUMMIT AVENUE SCITUATE, MA 02066 | | | | 13-2-23-0 | | | | 26 SUMMIT AV | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| MURRAY ROBERT F & JOYCE A | | | | 05/18/1992 | QS | 180,000 | 10981-76 | | | | |
| ANDERSON SCOTT R & LAURA | | | | 03/20/1985 | XX | | 6014-136 | | | | |
| ROWAT DUKE W AND DOROTHY | | | | 01/01/1937 | XX | | 1716-598 | | | | |

| 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 | % |
| 01-672.1 | 03/19/2002 | 2 | ADDITIONS | | | | 100 | 100 |
| 99-396 | 07/26/1999 | 2 | ADDITIONS | | | | 100 | 100 |
| 88-67 | 03/01/1988 | 2 | ADDITIONS | | | | 100 | 100 |

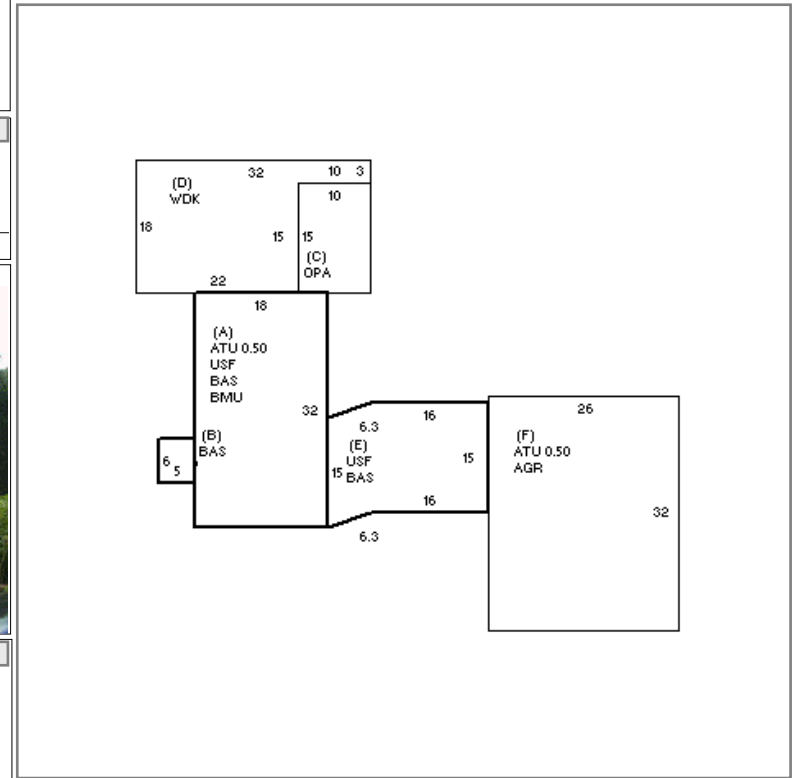
| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 23,860 | NS 1.00 | 100 | 1.00 | 374,000 | 1.59 | 100 | 1.00 | R03 | 0.85 | 325,730 |

| TOTAL | 23,871 SF | ZONING | NO. SCITUATE | FRNT | 272 | ASSESSED | 325,700 | CURRENT | 482,800 | PREVIOUS | 313,500 |
|-------|--------------|--------|--------------|------|---------|----------|---------|---------|---------|----------|---------|
| Ngh | NO. SCITUATE | NOTE | | LAND | | 482,800 | | 435,500 | | | |
| Inf1 | FACTOR 100 | | DETACHED | | 100 | | 100 | | | | |
| Inf2 | PHY 100 | | OTHER | | 0 | | 0 | | | | |
| | | | TOTAL | | 808,600 | | 749,100 | | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|--------------|----|-------|-----------|-------|
| S/V | A | 1.00 | SV 1.00 SHED | | 100 | 1.10 | 100 |



| BUILDING | CD | ADJ | DESC | MEASURE | 8/17/2010 | PL |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 8/17/2010 | EST |
| STYLE | 7 | 1.20 | CONVENTIONAL [100%] | REVIEW | 3/21/2011 | KT |
| QUALITY | G | 1.20 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1938 | SIZE ADJ | 1.000 |
|------------|-------|------------|-------|
| NET AREA | 1,842 | DETAIL ADJ | 1.248 |
| \$NLA(RCN) | \$380 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|--------------|-------|---------|
| STORIES | 2.5 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| # 1/2 BATHS | 1 | 1.00 |
| TOT FIXTURES | 5 | \$5,990 |
| # UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|-----------------|----|----------------|------|
| FOUNDATION | 4 | CONT BSMT WALL | 1.00 |
| EXT COVER | 2 | CLAPBOARD | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 2 | WOOD SHINGLES | 1.01 |
| FLOOR COVER | 99 | N/A | 1.00 |
| INT FINISH | 99 | N/A | 1.00 |
| HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 |
| FUEL SOURCE | 99 | N/A | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | BMU | N | BSMT UNFINISHED | 576 | | 68.50 | 39,458 |
| + | USF | L | UPPER STORY FIN | 906 | 1938 | 278.76 | 252,560 |
| + | ATU | N | ATTIC UNF | 704 | | 44.40 | 31,258 |
| + | BAS | L | BASE AREA | 936 | 1938 | 306.54 | 286,920 |
| C | OPA | N | OPEN PORCH | 150 | | 61.80 | 9,270 |
| D | WDK | N | WOOD DECK | 426 | | 46.08 | 19,630 |
| F | AGR | N | ATT GARAGE | 832 | | 47.63 | 39,626 |
| | F32 | O | FPL 3S 2OP | 1 | | 14,944.80 | 14,945 |

| TOTAL RCN | 699,658 |
|----------------|------------|
| 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 | \$482,800 |