

Key: 2330

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.241

LEGAL

LAND

DETACHED

BUILDING

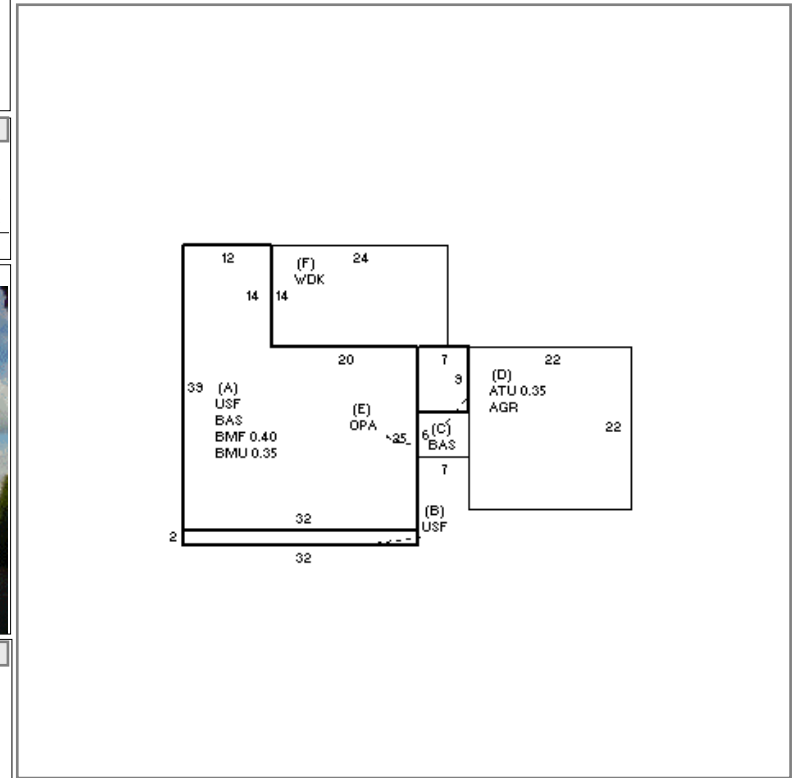
CURRENT OWNER				PARCEL ID				LOCATION			
MURPHY RYAN C & JENNIFER A 396 TILDEN RD SCITUATE, MA 02066				27-7-15-D				396 TILDEN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MURPHY RYAN C & JENNIFER				07/18/2016	QS	630,000	(123747)				
GOFF RICHARD J & CAROL A				09/16/1987	QS	215,000	(75918)				
FRY CHARLES D AND RITA				09/18/1984	XX		(C00070056)				

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	%
15-59	02/04/2015	3	ALTERATIONS	6,600	07/20/2015	SJ	100	100
93-323	06/14/1993	3	ALTERATIONS				100	100
92-786	10/19/1992	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,000	SC 1.00	100	1.00	100	1.00		R02	0.90		346,300

TOTAL	25,000 SF	ZONING	FRNT	124	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	346,300	332,300
Infl1	FACTOR 100		BUILDING	421,000	394,500		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	767,300	726,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/20/2015	SJ
MODEL	1		RESIDENTIAL	LIST	7/20/2015	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/28/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
 OTHER FIX=SINK
 FY12 QUALITY CHANGE FROM GD TO AVG PER FIELD REVIEW.
 FY 17... RENO. PER MLS KIT./BATHS/INT.

YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	507,233
NET AREA	2,063	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	339		52.24	17,711		
\$NLA(RCN)	\$246	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	387		73.34	28,384		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,032	1970	185.95	191,903		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,031	1970	204.48	210,819		
				FLOOR COVER	99	N/A	1.00	D	AGR	N	ATT GARAGE	484		44.45	21,515		
				INT FINISH	99	N/A	1.00	D	ATU	N	ATTIC UNF	169		37.00	6,253		
				HEATING/COOLING	2	HOT WATER	1.02	E	OPA	N	OPEN PORCH	42		51.50	2,163		
				FUEL SOURCE	99	N/A	1.00	F	WDK	N	WOOD DECK	336		38.40	12,902		
									F21	O	FPL 2S 10P	1		8,239.00	8,239		

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2005 / 17
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83

RCNLD	\$421,000
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