

Key: 2485

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.396

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER   |  |  |  | PARCEL ID  |    |            |              | LOCATION         |  |  |  |
|---|--|--|--|------------|----|------------|--------------|------------------|--|--|--|
| MURPHY WILLIAM & SUSAN M<br>145RR GLADES RD<br>SCITUATE, MA 02066 |  |  |  | 5-3-76-0   |    |            |              | 145-RR GLADES RD |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                  |  |  |  |
| MURPHY WILLIAM & SUSAN M  |  |  |  | 11/26/2001 | F  |            | 20975-254    |                  |  |  |  |
| MURPHY JAMES J & ELIZABET   |  |  |  | 01/01/1960 | XX |            | 2704-335     |                  |  |  |  |
| LENEHAN JOSEPH N & DENNIS   |  |  |  | 01/01/1954 | XX |            | 2281-80      |                  |  |  |  |

| 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    | %   |
| 22-0902 | 08/29/2022 | 1             | NEW CONST | 388,000 | 10/31/2022 | JD | 100    | 30  |
| 22-0902 | 08/29/2022 | 1             | NEW CONST | 388,000 | 05/08/2023 | JD | 100    | 100 |
| 22-0703 | 07/01/2022 | 4             | DEMO      | 6       | 10/31/2022 | JD | 100    | 100 |

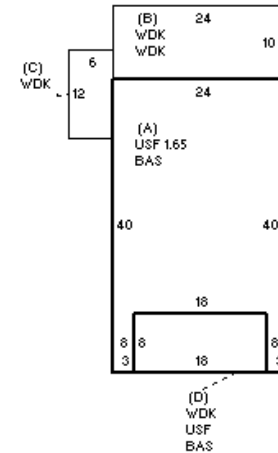
| CD  | T | AC/SF/UN | Ngh     | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3    | Lpi   | VC  | CREDIT AMT | ADJ VALUE |         |
|-----|---|----------|---------|------|------|----------|------|---------|-------|-----|------------|-----------|---------|
| 100 | S | 2,736    | MB 1.00 | 100  | 1.00 | 100      | 1.00 | 440,000 | 12.35 | 100 | 1.00       | R08 1.00  | 341,290 |

| TOTAL | 2,736 SF   | ZONING |          | FRNT    | 0       | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|---------|---------|----------|---------|----------|
| Ngh   | MINOT BCH  | NOTE   |          | LAND    | 341,300 | 310,300  |         |          |
| Inf1  | FACTOR 100 |        | BUILDING | 592,100 | 20,200  |          |         |          |
| Inf2  | PHY 100    |        | DETACHED | 0       | 0       |          |         |          |
|       |            |        | OTHER    | 0       | 0       |          |         |          |
|       |            |        |          | TOTAL   | 933,400 | 330,500  |         |          |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



BLDG COMMENTS



| BUILDING | CD | ADJ  | DESC              | MEASURE | 10/31/2022 | JD  |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 10/31/2022 | EST |
| STYLE    | 5  | 1.00 | COLONIAL [100%]   | REVIEW  |            |     |
| QUALITY  | G  | 1.20 | GOOD [100%]       |         |            |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |     |

| YEAR BLT     | 2022  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION   | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|--------------|-------|------------|-------|-----------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA     | 2,450 | DETAIL ADJ | 1.009 | FOUNDATION      | 1  | PIER          | 0.98 | + | BAS | L | BASE AREA       | 960   | 2022 | 235.84    | 226,405 |
| \$NLA(RCN)   | \$242 | OVERALL    | 1.000 | EXT COVER       | 4  | VINYL         | 1.00 | + | USF | L | UPPER STORY FIN | 1,490 | 2022 | 214.47    | 319,560 |
| CAPACITY     |       | UNITS      | ADJ   | ROOF SHAPE      | 1  | GABLE         | 1.00 | + | WDK | N | WOOD DECK       | 696   |      | 46.08     | 32,071  |
| STORIES      | 2.65  | 1.00       |       | ROOF COVER      | 1  | ASPH SHINGLES | 1.00 |   | GFP | O | GAS FIREPLACE   | 1     |      | 6,667.20  | 6,667   |
| ROOMS        | 7     | 1.00       |       | FLOOR COVER     | 1  | HARDWOOD      | 1.00 |   | ODS | O | OUT DOOR SHOWER | 1     |      | 1,624.80  | 1,625   |
| BEDROOMS     | 2     | 1.00       |       | INT FINISH      | 2  | DRYWALL       | 1.00 |   |     |   |                 |       |      |           |         |
| BATHROOMS    | 2     | 1.00       |       | HEATING/COOLING | 9  | WARM/COOL AIR | 1.03 |   |     |   |                 |       |      |           |         |
| # 1/2 BATHS  | 0     | 1.00       |       | FUEL SOURCE     | 2  | GAS           | 1.00 |   |     |   |                 |       |      |           |         |
| TOT FIXTURES | 6     | \$5,812    |       |                 |    |               |      |   |     |   |                 |       |      |           |         |
| # UNITS      | 1     | 1.00       |       |                 |    |               |      |   |     |   |                 |       |      |           |         |

| TOTAL RCN      | 592,140    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EXTERIOR       | A          |
| INTERIOR       | A          |
| KITCHEN        | A          |
| BATHS          | A          |
| HEAT           | A          |
| ELECT          | A          |
| EFF.YR/AGE     | 2022 / 0   |
| COND           | 0 0 %      |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 0 % GD 100 |
| RCNLD          | \$592,100  |