

Key: 2494

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.403

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
MURPHY SHAWN E & MARGARET C TRUSTEES				5-3-81-0				149 GLADES RD				
62 MARMION RD MELROSE, MA 02176				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MURPHY SHAWN E & MARGARET				11/08/2007	F	1	35281-234	
				MURPHY SHAWN E & MARGARET				09/30/1999	QS	207,000	17916-96	
				GRECO HELEN B				01/01/1948	XX		1981-64	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
17-15	01/10/2017	3	ALTERATIONS	10,000	06/14/2017	SJ	100
17-15	01/10/2017	3	ALTERATIONS	10,000	08/15/2018	JD	100
92-98	02/11/1992	2	ADDITIONS	22,000			100

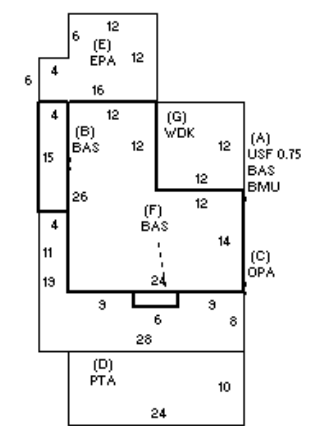
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	4,500	MB 1.00	100	1.00	100	1.00	748,000	7.65	100	1.00	V12 1.70	591,480

TOTAL	4,500 SF	ZONING	FRNT	88	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE			LAND	591,500	537,700
Inf1	FACTOR 100		BUILDING	138,700	129,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	730,200	667,000

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	4/20/2011	PL
MODEL	1		RESIDENTIAL	LIST	4/20/2011	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/29/2011	KT
QUALITY	A	1.00	AVERAGE [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	xtra shower		

BUILDING

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	330,304			
NET AREA	912	DETAIL ADJ	1.200	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	480		61.76	29,645	CONDITION ELEM CD				
\$NLA(RCN)	\$362	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	360	1900	268.23	96,562	EXTERIOR				
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	552	1900	294.95	162,813	INTERIOR				
				ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	256		51.50	13,184	KITCHEN				
				FLOOR COVER	99	N/A	1.00	D	PTA	N	PATIO	240		14.90	3,576	BATHS				
				INT FINISH	99	N/A	1.00	E	EPA	N	ENCLOSED PORCH	168		90.20	15,154	HEAT				
				HEATING/COOLING	99	N/A	1.00	G	WDK	N	WOOD DECK	144		38.40	5,530	ELECT				
				FUEL SOURCE	99	N/A	1.00													
																		EFF.YR/AGE	1955 / 67	
																		COND	58 58 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	58 % GD 42	
																		RCNLD	\$138,700	