

Key: 3106

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.013

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |  | LOCATION     |  |  |  |
|--|--|--|--|------------|----|------------|--|--------------|--|--|--|
| MURDOCK DAVID W & KATHRYN A<br>7 CHERRY LN<br>SCITUATE, MA 02066 |  |  |  | 8-6-4-0    |    |            |  | 7 CHERRY LN  |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE |  | BK-PG (Cert) |  |  |  |
| MURDOCK DAVID W & KATHRYN  |  |  |  | 06/29/2016 | QS | 720,000    |  | 47118-257    |  |  |  |
| HERMANCE WARREN & GAYLE  |  |  |  | 01/01/1978 | QS | 4268-195   |  |              |  |  |  |
| KELLEY ROBERT J AND ELIZA  |  |  |  | 01/01/1974 | QS | 28,000     |  | 3933-563     |  |  |  |

| 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 %   |
| 19-256 | 04/16/2019 | 3             | ALTERATIONS | 28,000 | 06/17/2019 | JD     | 100 0   |
| 19-256 | 04/16/2019 | 3             | ALTERATIONS | 28,000 | 01/15/2020 | JD     | 100 100 |
| 02-389 | 07/15/2002 | 3             | ALTERATIONS |        |            |        | 100 100 |
| 93-521 | 09/02/1993 | 2             | ADDITIONS   |        |            |        | 100 100 |
|        |            | 6             | CYCL GROWTH |        |            |        | 100 100 |

| CD  | T | AC/SF/UN | Ngh     | Inf1 | Inf2 | ADJ BASE  | SAF  | Inf3 | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|------|------|-----------|------|------|------|-----|------------|-----------|
| 100 | S | 11,292   | MB 1.00 | 100  | 1.00 | 1,100,000 | 3.19 | 100  | 1.00 | R07 | 2.50       | 909,120   |

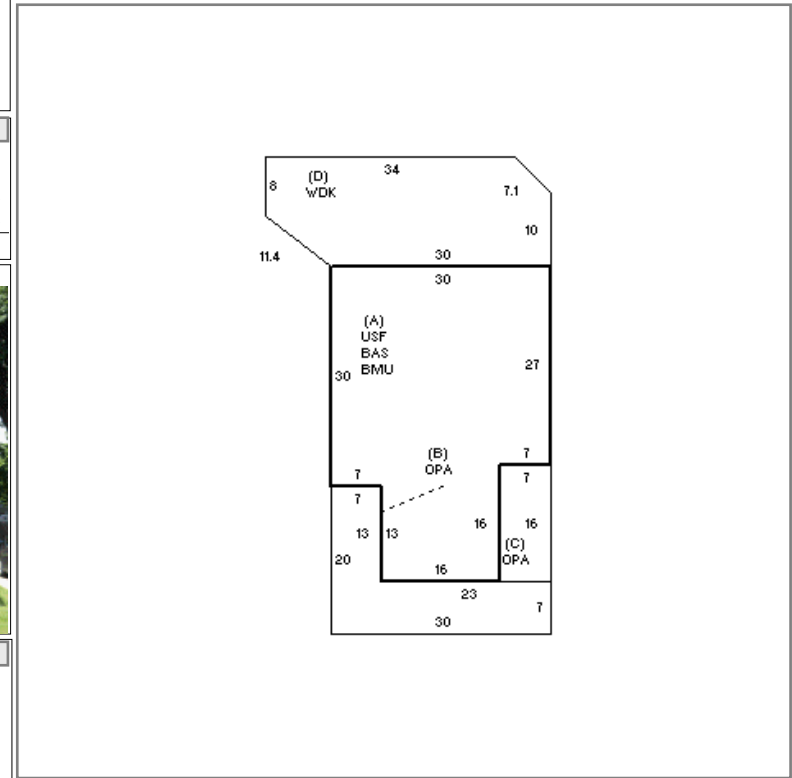
| TOTAL | 11,282 SF  | ZONING | N O T E | FRNT | 79 | ASSESSED     | 909,100          | CURRENT | 425,400 | PREVIOUS | 826,500          |
|-------|------------|--------|---------|------|----|--------------|------------------|---------|---------|----------|------------------|
| Ngh   | MINOT BCH  |        |         |      |    | LAND         | 909,100          |         |         |          | 826,500          |
| Inf1  | FACTOR 100 |        |         |      |    | BUILDING     | 425,400          |         |         |          | 378,500          |
| Inf2  | PHY 100    |        |         |      |    | DETACHED     | 0                |         |         |          | 0                |
|       |            |        |         |      |    | OTHER        | 0                |         |         |          | 0                |
|       |            |        |         |      |    | <b>TOTAL</b> | <b>1,334,500</b> |         |         |          | <b>1,205,000</b> |

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



| BUILDING | CD | ADJ  | DESC                | MEASURE | 6/17/2019 | JD |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 6/17/2019 | JD |
| STYLE    | 7  | 1.20 | CONVENTIONAL [100%] | REVIEW  | 1/15/2020 | JD |
| QUALITY  | +  | 1.10 | AVG +/GOOD - [100%] |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |    |

| YEAR BLT   | 1875  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA   | 2,174 | DETAIL ADJ | 1.200 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 1,087 |      | 50.66     | 55,070  |
| \$NLA(RCN) | \$306 | OVERALL    | 1.000 | EXT COVER       | 2  | CLAPBOARD      | 1.00 | A | BAS | L | BASE AREA       | 1,087 | 1875 | 262.12    | 284,921 |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | A | USF | L | UPPER STORY FIN | 1,087 | 1875 | 238.37    | 259,105 |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | + | OPA | N | OPEN PORCH      | 413   |      | 56.65     | 23,397  |
|            |       |            |       | FLOOR COVER     | 1  | HARDWOOD       | 1.00 | D | WDK | N | WOOD DECK       | 541   |      | 42.24     | 22,851  |
|            |       |            |       | INT FINISH      | 2  | DRYWALL        | 1.00 |   | F21 | O | FPL 2S 1OP      | 1     |      | 9,062.90  | 9,063   |
|            |       |            |       | HEATING/COOLING | 1  | FORCED AIR     | 1.00 |   | ODS | O | OUT DOOR SHOWER | 1     |      | 1,771.00  | 1,771   |
|            |       |            |       | FUEL SOURCE     | 2  | GAS            | 1.00 |   |     |   |                 |       |      |           |         |



| CAPACITY     |   |         | UNITS | ADJ |
|--------------|---|---------|-------|-----|
| STORIES      | 2 | 1.00    |       |     |
| ROOMS        | 6 | 1.00    |       |     |
| BEDROOMS     | 3 | 1.00    |       |     |
| BATHROOMS    | 2 | 1.00    |       |     |
| # 1/2 BATHS  | 1 | 1.00    |       |     |
| TOT FIXTURES | 8 | \$8,448 |       |     |
| # UNITS      | 1 | 1.00    |       |     |

|                |           |         |
|----------------|-----------|---------|
| TOTAL RCN      | 664,627   |         |
| 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          | \$425,400 |         |