Key: 3506

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3,365

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MURPHY MICHAEL J & LINDA S/O JAEGER DAVID & KATHLEEN 1503 AVALON DRIVE COHASSET, MA 02025	33-7-29-0	8 CAIRO CIR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
JAEGER DAVID & KATHLEEN	06/16/2023	QS	651,000	(135522)
MURPHY MICHAEL J & LINDA	01/01/1979	QS		(61041)
HERTEL RICHARD J & ELLEN	01/01/1972	XX		(C00048055)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

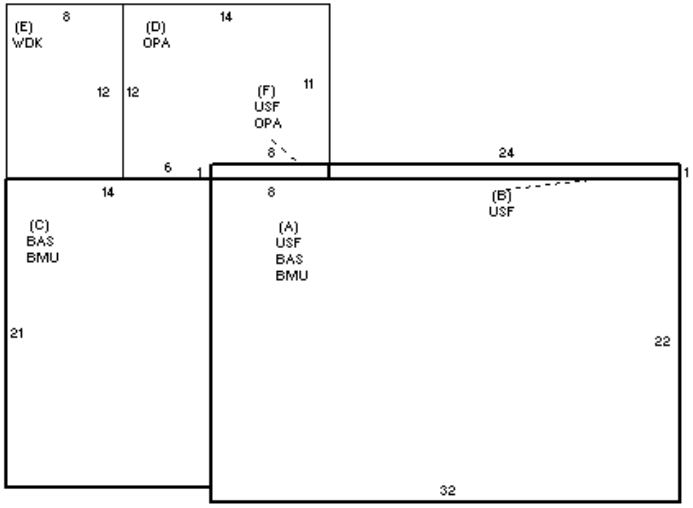
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,256	SC 1.00	100 1.00	100 1.00	396,000	1.51	100 1.00	R04 0.90			346,600

TOTAL	25,256 SF	ZONING		FRNT	90
Ngh	SCITUATE	NOTE	IN M34		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	346,600	332,600
BUILDING	286,200	321,800
DETACHED	0	0
OTHER	0	0
TOTAL	**632,800**	**654,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/14/2003

BLDG COMMENTS

MLS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/7/2014	SJ
LIST	5/7/2014	EST
REVIEW	8/17/2023	JD

YEAR BLT	1966	SIZE ADJ	1.000
NET AREA	1,734	DETAIL ADJ	1.000
$NLA(RCN)	$266	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$4,400
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	34	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	998		51.91	51,810
+	BAS	L	BASE AREA	998	1966	227.94	227,482
+	USF	L	UPPER STORY FIN	736	1966	207.29	152,562
+	OPA	N	OPEN PORCH	168		56.65	9,517
E	WDK	N	WOOD DECK	96		42.24	4,055
	BMG	O	BSMT GARAGE	1		2,740.10	2,740
	F21	O	FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	461,629

CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1967 / 55		
COND	38	38 %	
FUNC	0		
ECON	0		
DEPR	38	% GD	62
RCNLD			$286,200