

Key: 3981

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.800

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MURRAY KARIN PHELPS 23 LAWSON TER SCITUATE, MA 02066				38-3-16-0				23 LAWSON TER			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MURRAY KARIN PHELPS				07/20/2017	QS	440,000	48688-14				
MCMURRER DONNA M				05/09/1994	F	100	12865-81				
MCMURRER JOHN A & DONNA				01/01/1970	XX		3555-273				

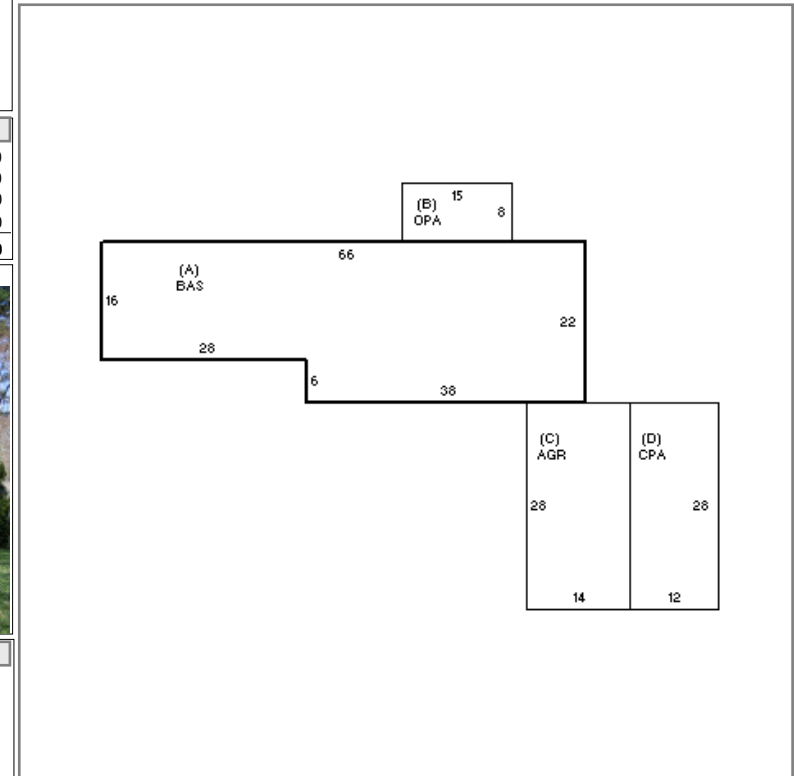
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	33,783	SC 1.00	100	1.00	484,000	1.16	100	1.00	R05	1.10	435,880

TOTAL	33,783 SF	ZONING	C/W 17	FRNT	173	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E	C/W 17	LAND	435,900	396,300		
Infl1	FACTOR 100			BUILDING	187,700	169,300		
Infl2	PHY 100			DETACHED	0	0		
				OTHER	0	0		
				TOTAL	623,600	565,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/23/2008



BUILDING	CD	ADJ	DESC	MEASURE	9/17/2010	PL
MODEL	1		RESIDENTIAL	LIST	9/17/2010	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	4/5/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY12 FR-G TO AVE

YEAR BLT	1953	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	272,049	
NET AREA	1,284	DETAIL ADJ	0.823	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	1,284	1953	182.86	234,788	CONDITION ELEM	CD	
\$NLA(RCN)	\$212	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	OPA	N	OPEN PORCH	120		51.50	6,180	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	C	AGR	N	ATT GARAGE	392		40.66	15,939	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	CPA	N	CAR PORT	336		17.52	5,886	KITCHEN		
				FLOOR COVER	14	COMB	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281	BATHS		
				INT FINISH	1	PLASTER	1.00									HEAT		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT		
				FUEL SOURCE	99	N/A	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
ROOMS		5	1.00															
BEDROOMS		3	1.00															
BATHROOMS		1	1.00															
# 1/2 BATHS		0	1.00															
TOT FIXTURES		3	\$1,975															
# UNITS		1	1.00															
EFF.YR/AGE 1972 / 50																		
COND 31 31 %																		
FUNC 0																		
ECON 0																		
DEPR 31 % GD 69																		
RCNLD \$187,700																		