

Key: 4145

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.963

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MURPHY PAUL D JR & DONNA 159 TILDEN RD SCITUATE, MA 02066				39-27-11-0				159 TILDEN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MURPHY PAUL D JR & DONNA				09/14/2018	QS	595,000	50292-249				
BOLTON PAUL & TANG ALICE				09/16/2002	QS	465,000	22865-189				
BURNS JOSEPH JR & MARY E				01/01/1972	XX		3700-704				

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	%
98-638	12/15/1998	3	ALTERATIONS				100	100
94-336	07/22/1990	3	ALTERATIONS				100	100
92	09/01/1983	3	ALTERATIONS	110,192			100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	20,000	OS 1.00	100	1.00	100	1.00	440,000	1.87	100	1.00	R02 1.00	377,740

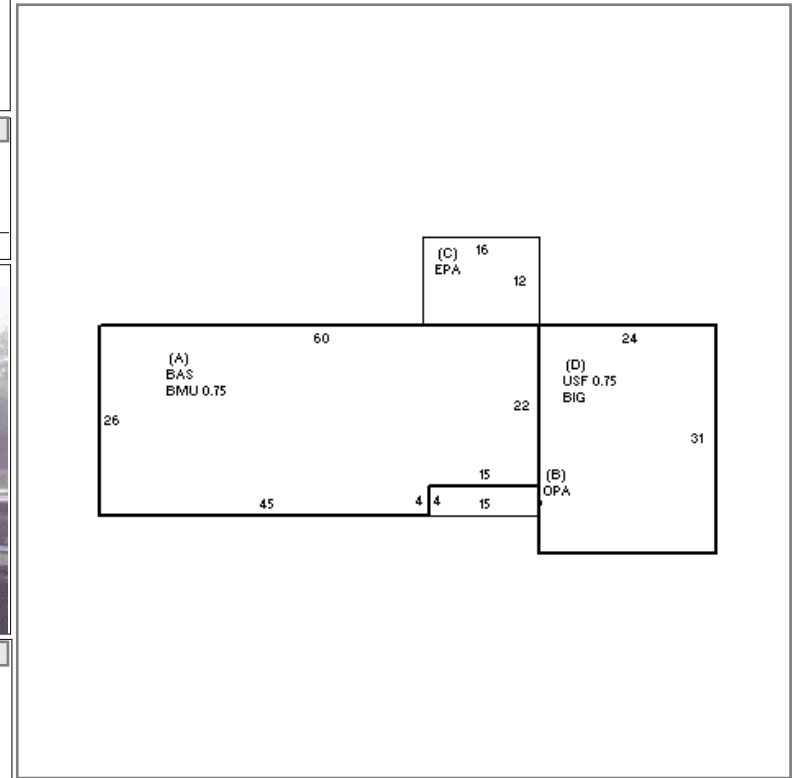
TOTAL	19,994 SF	ZONING	FRNT	143	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	377,700	343,400
Inf1	FACTOR 100		BUILDING	412,000	366,500		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	789,700	709,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	6/9/2009	PL
MODEL	1		RESIDENTIAL	LIST	6/9/2009	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	9/10/2019	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
Outside shower



YEAR BLT	1971	SIZE ADJ	1.000
NET AREA	2,058	DETAIL ADJ	0.875
\$NLA(RCN)	\$247	OVERALL	1.000

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	14	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	508,655
A	BMU	N	BSMT UNFINISHED	1,125		50.20	56,475		
A	BAS	L	BASE AREA	1,500	1971	192.95	289,430		
B	OPA	N	OPEN PORCH	60		56.65	3,399		
C	EPA	N	ENCLOSED PORCH	192		99.22	19,050		
D	BIG	N	BUILT-IN GARAGE	744		38.97	28,991		
D	USF	L	UPPER STORY FIN	558	1971	175.47	97,912		
	F11	O	FPL 1S 1OP	1		8,009.10	8,009		

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	V
HEAT	A
ELECT	A

EFF.YR/AGE	2003 / 19
COND	18 18 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$412,000