

Key: 4540

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.304

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MURRAY DENNIS J & SARAH B 6 CURTIS AV SCITUATE, MA 02066				40-7-5-0				6 CURTIS AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MURRAY DENNIS J & SARAH B				06/24/2011	QS	550,000		40057-167			
CORSARO STEPHEN F & TAMER				08/07/2003	F	100 26099-228					
CORSARO TAMERA M				08/07/2003	F	100 26099-210					

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	%
10-172	05/04/2010	3	ALTERATIONS	3,000	08/09/2010	SJ	100	100
03-453	07/01/2003	2	ADDITIONS	78,500	09/16/2004	SJ	100	100

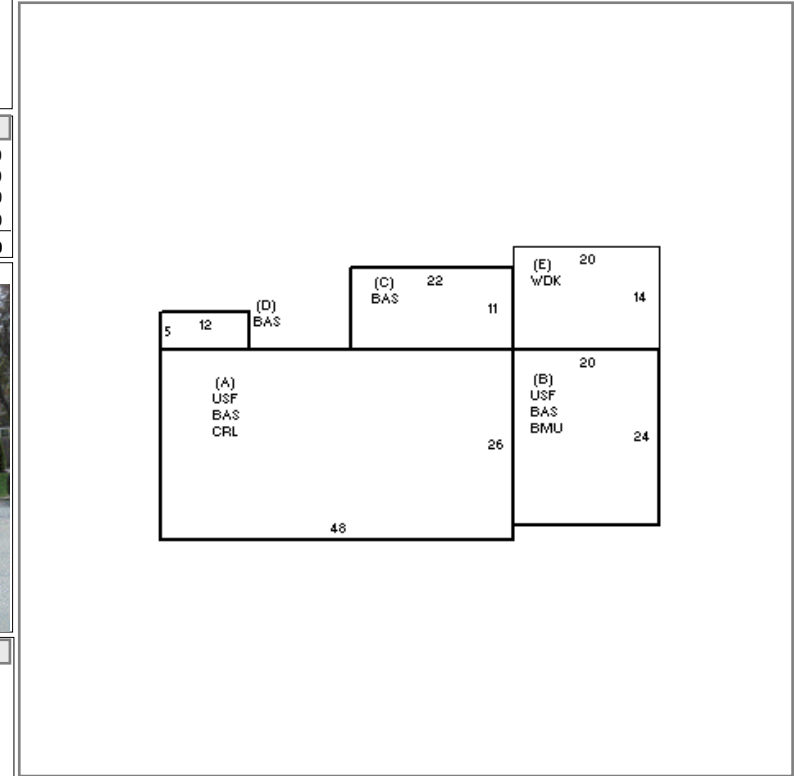
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	OS 1.00	100	1.00	440,000	3.58	100	1.00	R03	1.00	361,190

TOTAL	10,019 SF	ZONING	FRNT	255	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E  C/W 4			LAND	361,200	328,400
Inf1	FACTOR 100		BUILDING	595,800	554,500		
Inf2	PHY 100		DETACHED	700	700		
			OTHER	0	0		
			<b>TOTAL</b>	<b>957,700</b>	<b>883,600</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		60	17.03	700



BLDG COMMENTS  
FY12 QUALITY CHANGE FROM GD TO AVG+ PER FIELD REVIEW. STYLE CHANGE FROM CONV TO COL PER FIELD REVIEW.



BUILDING	CD	ADJ	DESC	MEASURE	8/9/2010	SJ
MODEL	1		RESIDENTIAL	LIST	8/9/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/31/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1952	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,758	DETAIL ADJ	1.020	FOUNDATION	3	CONT WALL	1.00	A	CRL	N	BSMT CRAWL	1,248		10.18	12,711
\$NLA(RCN)	\$217	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,728	1952	187.99	324,841
				ROOF SHAPE	1	GABLE	1.00	B	BMU	N	BSMT UNFINISHED	480		45.62	21,896
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	2,030	1952	206.72	419,635
				FLOOR COVER	14	COMB	1.00	E	WDK	N	WOOD DECK	280		42.24	11,827
				INT FINISH	1	PLASTER	1.00		FPL	O	FIREPLACE	2		8,593.75	17,188
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	816,175
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1980 / 42
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$595,800