

Key: 4763

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.515

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CURRENT OWNER				PARCEL ID				LOCATION			
MURPHY CRAIG & CHRISTINE 82 SCITUATE AV SCITUATE, MA 02066				40-3-3-0				82 SCITUATE AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MURPHY CRAIG & CHRISTINE				01/15/2021	O	700,000	54202-220				
BUTLER ANDREW W & MANDY L				06/26/2013	QS	449,000	43260-295				
DOYLE BRIAN P & PAMELA M				06/16/2006	QS	475,000	32878-30				

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	%
22-0419	04/25/2022	3	ALTERATIONS	90,000	07/14/2022	JD	100	95
22-0419	04/25/2022	3	ALTERATIONS	90,000	07/25/2023	JD	100	100
21-1510	12/01/2021	2	ADDITIONS	105,000	04/26/2022	JD	100	70
21-1510	12/01/2021	2	ADDITIONS	105,000	07/14/2022	JD	100	95
21-1510	12/01/2021	2	ADDITIONS	105,000	07/25/2023	JD	100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	8,804	OS 1.00	100	1.00	100	1.00	440,000	4.03	100	1.00	R08 1.00	358,770

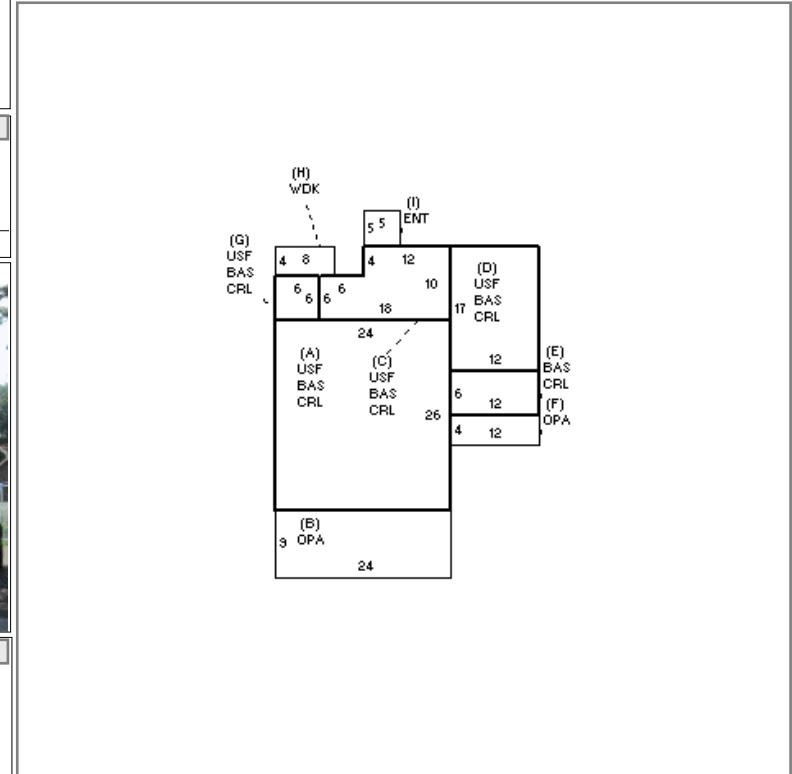
TOTAL	8,804 SF	ZONING	FRNT	104	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	358,800	326,200		
Infl1	FACTOR 100		BUILDING	596,100	504,100		
Infl2	PHY 100		DETACHED	3,300	3,200		
			OTHER	0	0		
			TOTAL	958,200	833,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	V	1.50	10 0.90	20 X 10	200	18.43	3,300



BUILDING	CD	ADJ	DESC	MEASURE	4/26/2022	JD
MODEL	1		RESIDENTIAL	LIST	4/26/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	7/25/2023	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	MLS



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YEAR BLT	1928	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	596,114
NET AREA	2,112	DETAIL ADJ	1.236	FOUNDATION	4	CONT BSMT WALL	1.00	+	CRL	N	BSMT CRAWL	1,092		11.30	12,341	CONDITION ELEM	CD
\$NLA(RCN)	\$282	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	624	1928	271.41	169,363	EXTERIOR	V
				ROOF SHAPE	2	HIP	1.00	A	USF	L	UPPER STORY FIN	624	1928	246.82	154,017	INTERIOR	V
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	264		56.65	14,956	KITCHEN	V
				FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BASE AREA	468	2022	271.41	127,021	BATHS	V
				INT FINISH	1	PLASTER	1.00	+	USF	L	UPPER STORY FIN	396	2022	246.82	97,742	BATHS	V
				HEATING/COOLING	9	WARM/COOL AIR	1.03	H	WDK	N	WOOD DECK	32		42.25	1,352	HEAT	U
				FUEL SOURCE	2	GAS	1.00	I	ENT	N	ENCLOSED ENTRY	25		107.49	2,687	ELECT	U
									GFP	O	GAS FIREPLACE	1		6,111.60	6,112		
									ODS	O	OUT DOOR SHOWER	1		1,823.80	1,824		

EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$596,100