

Key: 4787

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.539

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MURPHY LINDA F LE & THOMAS JOSHUA TR 16 SPAULDING AV SCITUATE, MA 02066				46-13-10-0				16 SPAULDING AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MURPHY LINDA F LE & MURPHY JOHN L & LINDA F				12/02/2020	F	1 (131195)					
MURPHY JOHN L & THOMAS LI				04/23/1996	F	-100 (89482)					
				12/13/1993	QS	70,000 (C00085660)					

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	%
14-439	07/24/2014	3	ALTERATIONS		08/06/2015	SJ	100	100
93-748	12/23/1993	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,000	OS 1.00	100	1.00	440,000	6.92	100	1.00	R08	1.00	349,460

DETACHED

TOTAL	5,009 SF	ZONING	IN M40	FRNT	64	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E		LAND	349,500	317,700		
Infl1	FACTOR 100			BUILDING	161,800	151,600		
Infl2	PHY 100			DETACHED	400	300		
				OTHER	0	0		
TOTAL					511,700	469,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		30	17.03	400



BUILDING	CD	ADJ	DESC	MEASURE	8/6/2015	SJ
MODEL	1		RESIDENTIAL	LIST	8/6/2015	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/30/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	425,783	
NET AREA	1,504	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	A	CRL	N	BSMT CRAWL	560		12.89	7,217	CONDITION ELEM	CD	
\$NLA(RCN)	\$283	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	560	1920	261.63	146,514	EXTERIOR		
CAPACITY			UNITS	ADJ	ROOF SHAPE	4	FLAT/SHED	1.00	+	USF	L	UPPER STORY FIN	944	1920	237.93	224,602	INTERIOR	
STORIES	2	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	N	OPEN PORCH	240		51.50	12,360	KITCHEN		
ROOMS	6	1.00	FLOOR COVER	2	SOFTWOOD	1.00	C	BIG	N	N	BUILT-IN GARAGE	384		58.08	22,303	BATHS		
BEDROOMS	4	1.00	INT FINISH	1	PLASTER	1.00	+	WDK	N	N	WOOD DECK	180		38.40	6,912	BATHS		
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02										HEAT		
# 1/2 BATHS	0	1.00	FUEL SOURCE	99	N/A	1.00										ELECT		
TOT FIXTURES	6	\$5,875																
# UNITS	1	1.00																
																EFF.YR/AGE	1953 / 69	
																COND	62 62 %	
																FUNC	0	
																ECON	0	
																DEPR	62 % GD 38	
																RCNLD	\$161,800	

