

Key: 4979

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.728

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION		
MURPHY JOHN F & MARGARET A TRS 7 KINGS WAY SCITUATE, MA 02066		33-7-87-0		7 KINGS WAY		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
MURPHY JOHN F & MARGARET		11/16/2000	F	(98387)		
MURPHY JOHN & MARGARET A		01/01/1972	XX	47272-0		
BROWN RONALD S AND PATRIC		01/01/1969	XX	(C00043177)		

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 %
22-0629	06/15/2022	3	ALTERATIONS	30,000	06/30/2022	JD	100 100
22-0426	04/26/2022	3	ALTERATIONS	29,000	06/30/2022	JD	100 100
15-274	10/30/2015	3	ALTERATIONS	4,000	06/30/2016	SJ	100 100

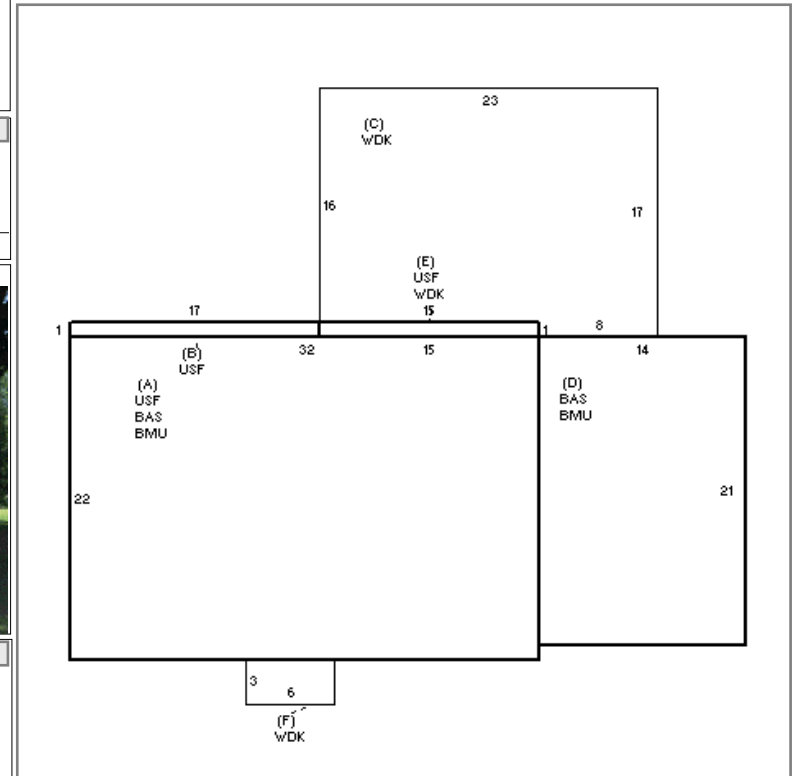
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	20,000	SC 1.00	100	1.00	100	1.00	396,000	1.87	100	1.00	R04 0.90	339,960

TOTAL	19,994 SF	ZONING	FRNT	94	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	340,000	326,200		
Inf1	FACTOR 100		BUILDING	354,800	324,200		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	694,800	650,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	6/30/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/30/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/29/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1968	SIZE ADJ	1.000
NET AREA	1,734	DETAIL ADJ	1.020
\$NLA(RCN)	\$273	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$4,488	
# UNITS	1	1.00	

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	34	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	998		51.91	51,810
+	BAS	L	BASE AREA	998	1968	232.50	232,032
+	USF	L	UPPER STORY FIN	736	1968	211.43	155,614
+	WDK	N	WOOD DECK	409		42.24	17,277
	BMG	O	BSMT GARAGE	1		2,740.10	2,740
	F21	O	FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	473,023
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1988 / 34
COND	25 25%
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$354,800