

Key: 5182

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.927

LEGAL

LAND

DETAILED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MURPHY MICHAEL E 20 WILSHIRE DR SCITUATE, MA 02066				45-1-8-0				20 WILSHIRE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MURPHY MICHAEL E				05/15/2019	U	470,000	51110-218				
MURPHY DOROTHY M TR				12/07/2011	F	1	40692-17				
MORAN FRANCIS & DOROTHY				01/01/1965	QS		3154-401				

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	%
21-1313	10/04/2021	3	ALTERATIONS	17,958	07/18/2022	JD	100	100

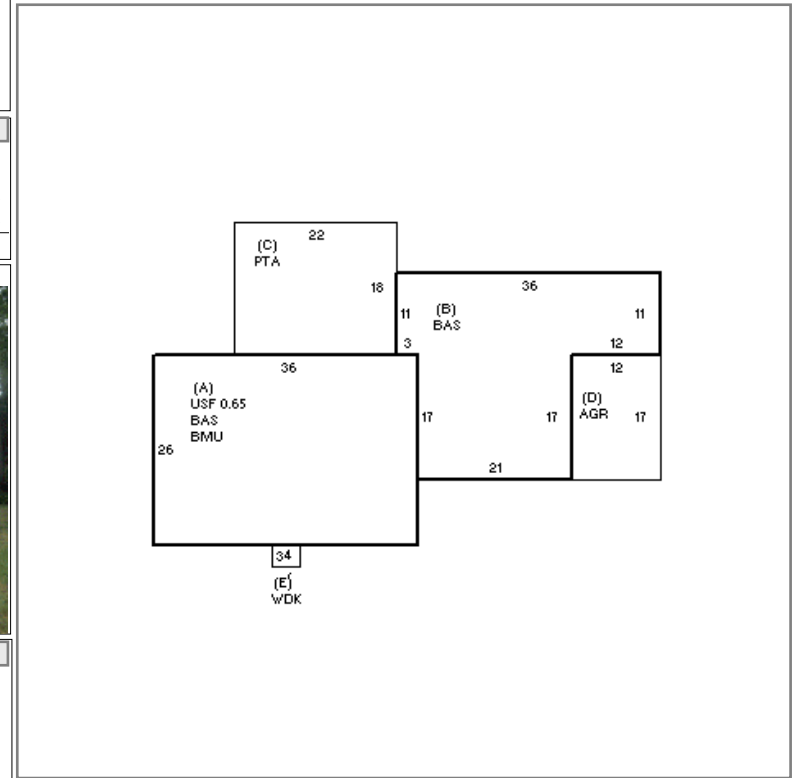
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	20,900	OS 1.00	100	1.00	100	1.00	440,000	1.80	100	1.00	R03 1.00	379,050

TOTAL	20,900 SF	ZONING		FRNT	135	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	379,100	344,600			
Inf1	FACTOR 100		BUILDING	400,300	356,000			
Inf2	PHY 100		DETACHED	1,000	1,000			
			OTHER	0	0			
			TOTAL	780,400	701,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8 X 12		96	14.95	1,000



BLDG COMMENTS	MLS
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BUILDING	CD	ADJ	DESC	MEASURE	7/18/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/18/2022	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/28/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1964	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	2,297	DETAIL ADJ	1.144	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	936		48.08	45,001	
\$NLA(RCN)	\$256	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	608	1964	204.61	124,404	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,689	1964	225.00	380,021
STORIES	1.75	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	C	PTA	N	PATIO	396		14.90	5,900		
ROOMS	7	1.00	FLOOR COVER	34	COMB	1.00	D	AGR	N	ATT GARAGE	204		60.11	12,262		
BEDROOMS	3	1.00	INT FINISH	1	PLASTER	1.00	E	WDK	N	WOOD DECK	12		38.42	461		
BATHROOMS	2	1.00	HEATING/COOLING	11	HW/COOL AIR	1.04	F11	O	FPL 1S 1OP	1	7,281.00	7,281				
# 1/2 BATHS	0	1.00	FUEL SOURCE	2	GAS	1.00	FPL	O	FIREPLACE	1	7,813.00	7,813				
TOT FIXTURES	6	\$5,491														
# UNITS	1	1.00														

TOTAL RCN	588,634
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1971 / 51
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$400,300