

Key: 5227

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.972

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CROMBIE HAYLEY & JASON 3 MURPHYS LN SCITUATE, MA 02066				45-2-27-E				3 MURPHYS LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CROMBIE HAYLEY & JASON				05/01/2019	QS	510,000	51062-274				
DOHERTY THOMAS J				10/30/2018	QS	449,000	50462-35				
MAZZOLA FRANCIS G & GERAL				04/29/2003	QS	360,000	24949-2				

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	%
09-415	09/11/2009	3	ALTERATIONS		08/11/2010	SJ	100	100
98-315	07/02/1998	3	ALTERATIONS				100	100
97-620	10/27/1997	3	ALTERATIONS				100	100
94-182	05/18/1994	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	11,421	HBR 1.00	100	1.00	100	1.00	506,000	3.15	100	1.00	R03 1.15	418,480

TOTAL	11,421 SF	ZONING	FRNT	208	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	418,500	380,400		
Inf1	FACTOR 100		BUILDING	304,900	271,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
<b>TOTAL</b>			<b>723,400</b>	<b>651,800</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
IN-LAW MLS

BUILDING	CD	ADJ	DESC	MEASURE	8/13/2019	JD
MODEL	1		RESIDENTIAL	LIST	8/13/2019	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	9/1/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1969	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,834	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	1,215	1969	201.93	245,339
\$NLA(RCN)	\$219	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	CAN	N	CANOPY	118		17.00	2,006
				ROOF SHAPE	1	GABLE	1.00	C	EPA	N	ENCLOSED PORCH	150		90.20	13,530
				ROOF COVER	1	ASPH SHINGLES	1.00	D	WDK	N	WOOD DECK	90		38.40	3,456
				FLOOR COVER	34	COMB	1.00	E	LLU	N	LOWER LEVEL UNF	506		58.62	29,663
				INT FINISH	1	PLASTER	1.00	E	LLF	L	LOWER LEVEL FIN	619	1969	139.28	86,213
				HEATING/COOLING	9	WARM/COOL AIR	1.03	G	OPA	N	OPEN PORCH	24		51.50	1,236
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239
									KIT	O	XTRA KITCHEN	1		6,514.00	6,514

TOTAL RCN	401,140
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	U
EFF.YR/AGE	1991 / 31
COND	25 25%
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$304,900

