

Key: 5231

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.976

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
GIBBONS JAMES W & COLLEEN M 11 MURPHYS LN SCITUATE, MA 02066				45-2-27-G				11 MURPHYS LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GIBBONS JAMES W & COLLEEN				01/16/2020	F	100	52231-333				
GIBBONS JAMES W & COLLEEN				05/31/2019	F	100	51172-180				
GIBBONS JAMES W & COLLEEN				07/20/1998	F	1	16417-337				

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	%
07-180		3	ALTERATIONS	5,300	07/17/2007	SJ	100	100
03-459	09/10/2003	3	ALTERATIONS	10,233	08/11/2004	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,530	HBR 1.00	100	1.00	100	1.00	506,000	3.41	100	1.00	R03 1.15	416,560

TOTAL	10,530 SF	ZONING		FRNT	172	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	416,600	378,700			
Inf1	FACTOR 100		BUILDING	296,800	264,200			
Inf2	PHY 100		DETACHED	12,500	11,900			
			OTHER	0	0			
<b>TOTAL</b>			<b>TOTAL</b>	<b>725,900</b>	<b>654,800</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
IPG	A	1.00	40 0.60	1982	576	36.26	12,500	10/22/2003



BUILDING	CD	ADJ	DESC	MEASURE	10/12/2013	SJ
MODEL	1		RESIDENTIAL	LIST	10/12/2013	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	3/28/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1968	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	401,102
NET AREA	1,953	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	1,346	1968	200.62	270,038	CONDITION ELEM	CD
\$NLA(RCN)	\$205	OVERALL	1.000	EXT COVER	4	VINYL	1.00	B	CAN	N	CANOPY	138		17.00	2,346	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	D	WDK	N	WOOD DECK	100		38.40	3,840	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	E	LLU	N	LOWER LEVEL UNF	497		58.25	28,948	KITCHEN	
				FLOOR COVER	34	COMB	1.00	E	LLF	L	LOWER LEVEL FIN	607	1968	138.38	83,997	BATHS	
				INT FINISH	1	PLASTER	1.00		FPL	O	FIREPLACE	1		7,813.00	7,813	HEAT	
				HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT	
				FUEL SOURCE	99	N/A	1.00										

CAPACITY			UNITS	ADJ
STORIES	1	1.00		
ROOMS	8	1.00		
BEDROOMS	3	1.00		
BATHROOMS	1	1.00		
# 1/2 BATHS	1	1.00		
TOT FIXTURES	5	\$4,120		
# UNITS	1	1.00		

EFF.YR/AGE	1985 / 37
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$296,800