

Key: 5232

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.977

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HENDERSON CONOR D & KACEY L 17 MURPHYS LN SCITUATE, MA 02066				45-2-27-H				17 MURPHYS LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HENDERSON CONOR D & KACEY				11/26/2014	QS	350,000	44990-38				
HIGGINS JOHN & CORINNE M				01/01/1970	QS		3545-415				
BREWSTER ROBERT T TRUSTEE				01/01/1969	XX		3470-547				

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	%
		6	CYCL GROWTH		05/14/2014		100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,796	HBR 1.00	100	1.00	506,000	3.06	100	1.00	R03	1.15	419,250

TOTAL	11,796 SF	ZONING		FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	419,300	381,100			
Infl1	FACTOR 100		BUILDING	226,400	208,400			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>645,700</b>	<b>589,500</b>			

(C) WDK	8	(B) BAS ASH	15
	12		12

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



(A) BAS BIG	14	(E) BAS LLU 0.60 LFL 0.40	24
	24	(D) BAS	32
			46
			2

BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	10/12/2010	PL
MODEL	1		RESIDENTIAL	LIST	10/12/2010	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%]			

YEAR BLT	1968	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	390,306		
NET AREA	1,683	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	BIG	N	BUILT-IN GARAGE	336		50.96	17,124	CONDITION ELEM	CD		
\$NLA(RCN)	\$232	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	ASH	N	ATT SHED	180		21.52	3,873	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	96		38.40	3,686	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,376	1968	204.97	282,032	KITCHEN			
				FLOOR COVER	34	COMB	1.00	E	LLF	L	LOWER LEVEL FIN	307	1968	141.37	43,402	BATHS			
				INT FINISH	1	PLASTER	1.00	E	LLU	N	LOWER LEVEL UNF	461		59.51	27,432	HEAT			
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F	FPL	O	FIREPLACE	1		7,813.00	7,813	ELECT			
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1965 / 57
																		COND	42 42 %
																		FUNC	0
																		ECON	0
																		DEPR	42 % GD 58
																		RCNLD	\$226,400