

Key: 5234

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.980

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MCDONOUGH PAUL & CHRISTY 16 MURPHYS LN SCITUATE, MA 02066				45-2-27-1				16 MURPHYS LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCDONOUGH PAUL & CHRISTY				04/29/2016	QS	510,000	46866-336				
BOSTON PROPERTY HOLDINGS,				05/08/2015	S	220,000	45526-73				
WELLS FARGO BANK N A				05/08/2015	L	220,000	45526-73				

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	%
15-514	08/11/2015	3	ALTERATIONS	62,200	07/20/2016	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	12,805	HBR 1.00	100	1.00	100	1.00	506,000	2.83	100	1.00	R03 1.15	421,320

TOTAL	12,805 SF	ZONING		FRNT	64	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE		LAND	421,300	383,000		
Inf1	FACTOR 100		BUILDING	383,100	349,800			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	804,400	732,800		

DETACHED

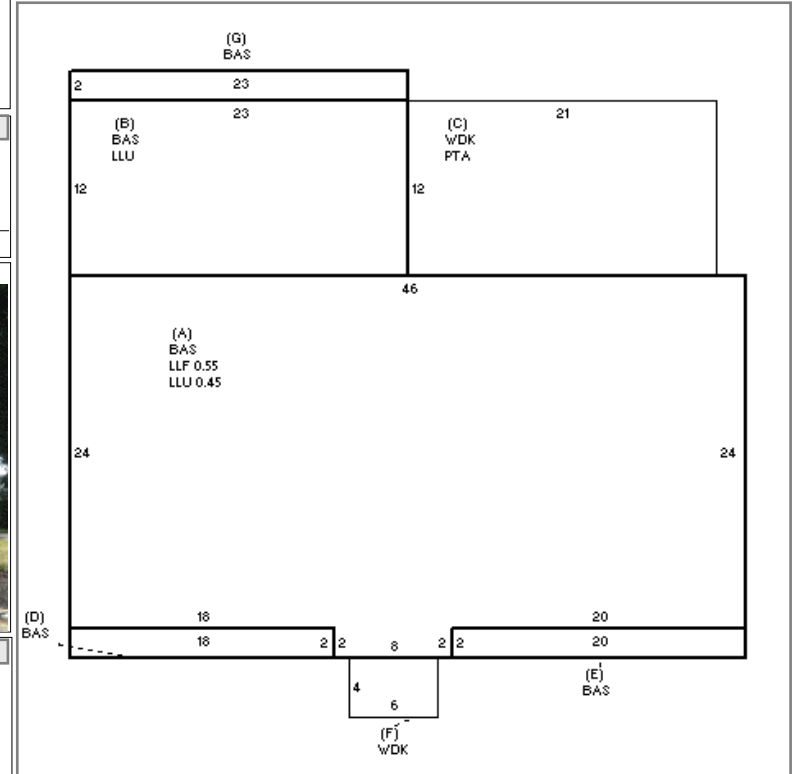
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/24/2023	JD
MODEL	1		RESIDENTIAL	LIST	5/24/2023	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
NET AREA	2,134	DETAIL ADJ	1.000
\$NLA(RCN)	\$206	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	9	1.00	
BEDROOMS	5	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$4,800	
# 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	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	LLU	N	LOWER LEVEL UNF	780		55.14	43,010
A	LLF	L	LOWER LEVEL FIN	616	1968	131.00	80,699
C	PTA	N	PATIO	252		14.90	3,755
+	BAS	L	BASE AREA	1,518	1968	189.93	288,315
+	WDK	N	WOOD DECK	276		38.40	10,598
	FPL	O	FIREPLACE	1		7,813.00	7,813
	ODS	O	OUT DOOR SHOWER	1		1,342.00	1,342

TOTAL RCN	440,332
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2009 / 13
COND	13 13%
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	\$383,100