

Key: 5235

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.981

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BELSAN MICHELLE A & PETER J 12 MURPHYS LN SCITUATE, MA 02066				45-2-27-J				12 MURPHYS LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BELSAN MICHELLE A & PETER				08/02/2004	QS	450,000	28788-54				
GARFINKEL SARAH &				07/08/2002	QS	390,000	22393-326				
RICCARDI ANTHONY				03/27/2000	QS	170,000	18382-250				

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 %
00-52	03/02/2000	2	ADDITIONS				100 100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,667	HBR 1.00	100	1.00	506,000	3.36	100	1.00	R03	1.15	416,860

TOTAL	10,667 SF	ZONING		FRNT	149	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	416,900	379,000			
Inf1	FACTOR 100		BUILDING	330,800	298,300			
Inf2	PHY 100		DETACHED	200	200			
			OTHER	0	0			
			<b>TOTAL</b>	<b>747,900</b>	<b>677,500</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		20	17.03	200



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%]			

BUILDING

YEAR BLT	1970	SIZE ADJ	1.000
NET AREA	2,163	DETAIL ADJ	1.000
\$NLA(RCN)	\$204	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	8	1.00	
BEDROOMS	4	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	14	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,556	1970	188.67	293,564
B	CAN	N	CANOPY	21		17.00	357
+	LLU	N	LOWER LEVEL UNF	905		54.77	49,570
D	WDK	N	WOOD DECK	144		38.40	5,530
E	LLF	L	LOWER LEVEL FIN	607	1970	130.13	78,991
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	441,051
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1990 / 32
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$330,800

