

Key: 5367

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.110

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MURPHY BRIAN S & MICHELLE A 18 HATHERLY RD SCITUATE, MA 02066				45-11-20-0				18 HATHERLY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MURPHY BRIAN S & MICHELLE				04/25/2018	F	1	(126699)				
MURPHY BRIAN S & MICHELLE				01/26/2018	V	100	(C23-5)				
WOOD DEXTER E & JOANNE S				03/15/1988	QS	131,000	023-1				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
SS20-01		5	SPLIT/SUB/LA		04/09/2019	JD	100	100
		7	OTHERS		05/14/2009	SJ	100	100
		6	CYCL GROWTH				0	0

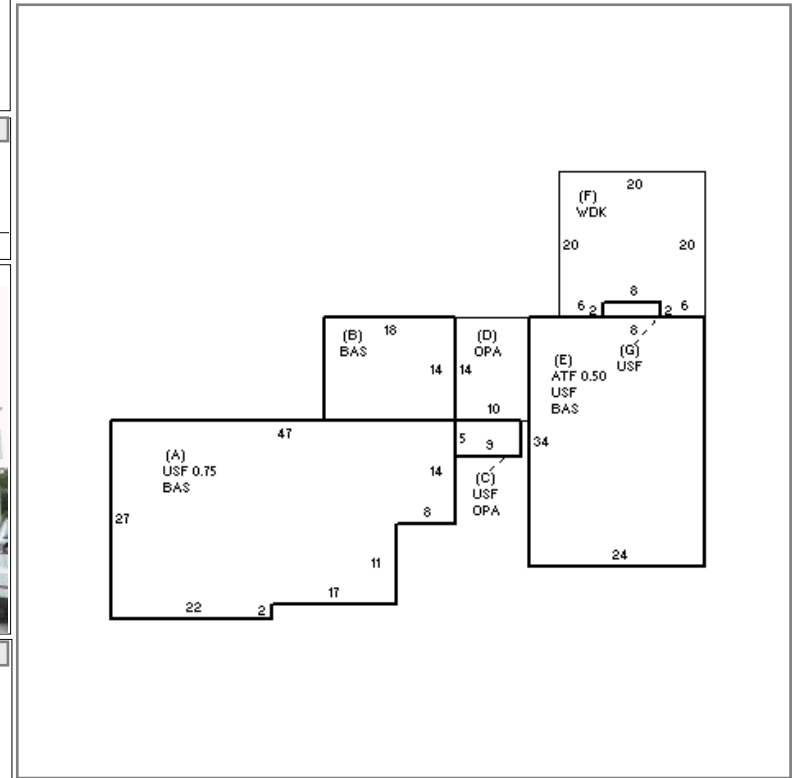
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,000	NS	1.00	1.00	374,000	1.87	1.00	R02	0.85		321,080

TOTAL	20,000 SF	ZONING	FRNT	114	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	N O B L I E	OBSTRUCTED PARTIAL OCEAN VIEW c/w		LAND	321,100	309,100
Inf1	FACTOR 100		45-11-20-A		BUILDING	894,000	832,800
Inf2					DETACHED	12,700	12,000
					OTHER	0	0
					<b>TOTAL</b>	<b>1,227,800</b>	<b>1,153,900</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8 X 12		96	14.95	1,000
HTB	A	1.00	10 0.90 HOT TUB		1	5,181.80	4,700
APR	A	1.00	10 0.90 24 X 16		384	20.20	7,000



BUILDING	CD	ADJ	DESC	MEASURE	8/14/2019	JD
MODEL	1		RESIDENTIAL	LIST	8/14/2019	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW		
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1986	SIZE ADJ	1.000
NET AREA	4,332	DETAIL ADJ	1.050
\$NLA(RCN)	\$229	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	10	1.00
BEDROOMS	4	1.00
BATHROOMS	4	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	14	\$14,112
# UNITS	2	1.02

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	2,199	1986	228.69	502,886
EXT COVER	4	VINYL	1.00	+	OPA	N	OPEN PORCH	185		61.80	11,434
ROOF SHAPE	1	GABLE	1.00	E	ATF	L	ATTIC FINISH	408	1986	147.76	60,286
ROOF COVER	1	ASPH SHINGLES	1.00	F	WDK	N	WOOD DECK	384		46.08	17,695
FLOOR COVER	12	COMB	1.00	+	USF	L	UPPER STORY FIN	1,725	1986	207.97	358,745
INT FINISH	2	DRYWALL	1.00		FPL	O	FIREPLACE	3		9,375.20	28,126
HEATING/COOLING	9	WARM/COOL AIR	1.03								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	993,283
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2012 / 10
COND	10 10 %
FUNC	0
ECON	0
DEPR	10 % GD 90

RCNLD	\$894,000
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