

Key: 5586

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.315

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MURPHY THOMAS P & JULIE A 77 MAYFIELD ST DORCHESTER, MA 02125				46-4-34-0				71 LIGHTHOUSE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MURPHY THOMAS P & JULIE A				05/20/2016	QS	422,000	46950-106				
71 LIGHTHOUSE ROAD LLC				06/18/2008	H	-100	36090-274				
ARENA ROY & MARGARET B				01/01/1978	QS		4258-724				

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	%
16-366	07/05/2016	3	ALTERATIONS	34,250	08/01/2017	SJ	100	100
90-624	10/15/1990	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,378	OS 1.00	100	1.00	528,000	4.77	100	1.00	WV3	1.20	426,760

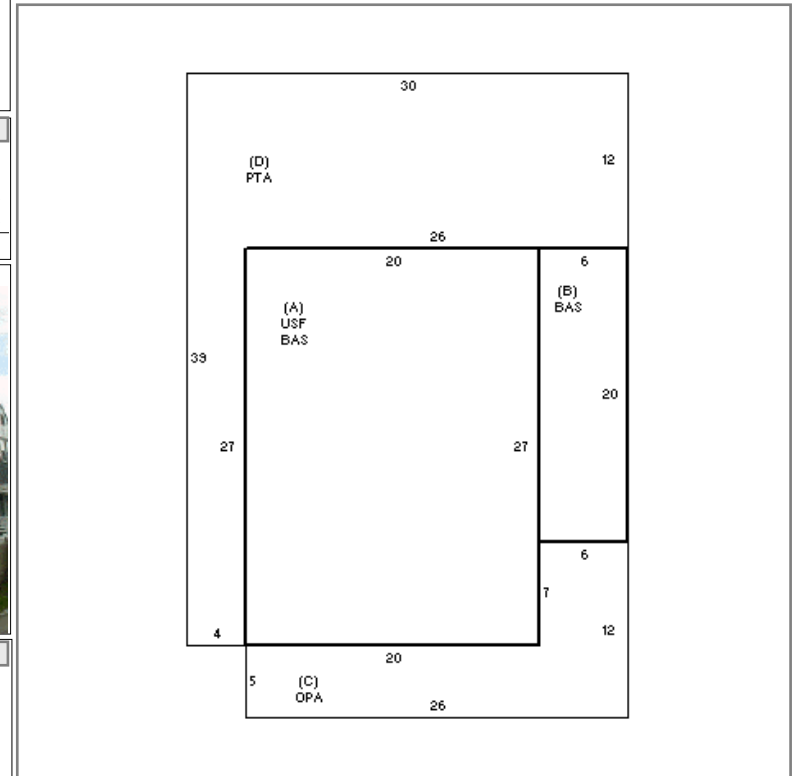
TOTAL	7,362 SF	ZONING	FRNT	71	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	426,800	388,000
Inf1	FACTOR 100		BUILDING	222,300	197,900		
Inf2	PHY 100		DETACHED	4,600	4,400		
			OTHER	0	0		
					TOTAL	653,700	590,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	-	0.90	70 0.30		280	54.79	4,600



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	2/10/2021	JD
MODEL	1		RESIDENTIAL	LIST	2/10/2021	JD
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/24/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	1,200	DETAIL ADJ	1.140
\$NLA(RCN)	\$272	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$4,560	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	660	1920	257.85	170,184
A	USF	L	UPPER STORY FIN	540	1920	234.49	126,625
C	OPA	N	OPEN PORCH	172		51.50	8,858
D	PTA	N	PATIO	468		14.90	6,973
	F21	O	FPL 2S 10P	1		8,239.00	8,239
	ODS	O	OUT DOOR SHOWER	1		1,530.00	1,530

TOTAL RCN	326,969
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	V
HEAT	A
ELECT	A
EFF.YR/AGE	1971 / 51
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$222,300