

Key: 6535

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.236

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
MURPHY PAUL E TR & PATRICIA F TR 78 CRESCENT AV SCITUATE, MA 02066				56-5-6-0				78 CRESCENT AV				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MURPHY PAUL E TR & MURPHY PAUL E JR & PATRICIA F TR				06/02/2016	F	100	47003-283	
				MURPHY PAUL E JR & PATRICIA F TR				02/23/2010	F	-100	38260-286	
				MURPHY FELICIEENNE PAUL				02/15/1994	F	1	12664-46	

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 %
15-675	10/13/2015	3	ALTERATIONS	26,000	08/02/2016	SJ	100 100
13-249	05/01/2013	3	ALTERATIONS	19,339	08/13/2013	SJ	100 100
09-162	05/05/2009	3	ALTERATIONS	25,000	08/14/2009	SJ	100 100
06-635	10/18/2006	3	ALTERATIONS	85,000	08/03/2007	SJ	100 100
94-499	10/11/1994	3	ALTERATIONS				100 100

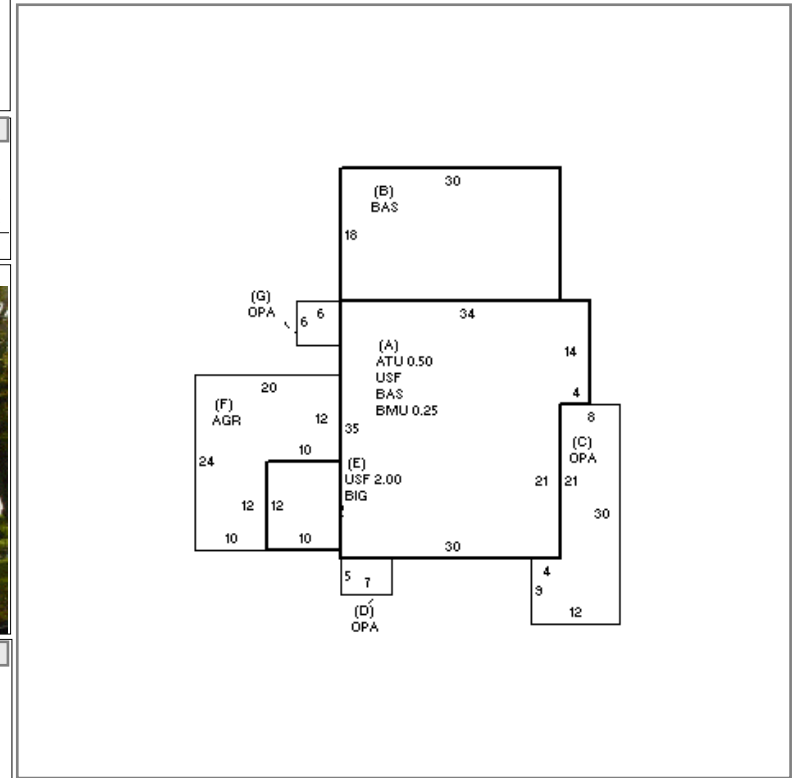
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,816	CLF 1.00	100	1.00	2,288,000	2.83	100	1.00	WF5 5.20		1,905,190

TOTAL	12,807 SF	ZONING	FRNT	123	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE			LAND	1,905,200	1,732,000
Infl1	FACTOR 100		BUILDING	680,300	605,200		
Infl2	PHY 100		DETACHED	400	300		
			OTHER	0	0		
			TOTAL		2,585,900	2,337,500	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		30	17.03	400



BLDG COMMENTS
FY12 QUALITY CHANGE FROM VG TO GD PER FIELD REVIEW. STYLE CHANGE FROM COLONIAL TO CONVENTIONAL PER FIELD REVIEW.



BUILDING	CD	ADJ	DESC	MEASURE	10/7/2014	SJ
MODEL	1		RESIDENTIAL	LIST	10/7/2014	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/16/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1892	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,992	DETAIL ADJ	1.236	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	277		75.78	20,992
\$NLA(RCN)	\$307	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,346	1892	255.33	343,672
				ROOF SHAPE	3	GAMBREL	1.00	A	ATU	N	ATTIC UNF	553		44.40	24,553
				ROOF COVER	2	WOOD SHINGLES	1.01	+	BAS	L	BASE AREA	1,646	1892	280.77	462,143
				FLOOR COVER	2	SOFTWOOD	1.00	+	OPA	N	OPEN PORCH	347		61.80	21,445
				INT FINISH	1	PLASTER	1.00	E	BIG	N	BUILT-IN GARAGE	120		66.06	7,927
				HEATING/COOLING	2	HOT WATER	1.02	F	AGR	N	ATT GARAGE	360		53.45	19,242
				FUEL SOURCE	99	N/A	1.00	F21	O		FPL 2S 1OP	1		9,886.80	9,887

TOTAL RCN	919,352
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1985 / 37
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$680,300