Key: 6941

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6,634

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MURPHY JANICE 42 MOORLAND ROAD SCITUATE, MA 02066	64-6-35-0	42 MOORLAND RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MURPHY JANICE	02/14/2006	O	715,000	32215-208
KELLY BRIAN P & TRACY	12/13/1985	QS	215,000	6475-127
CONLIN MARY E	01/01/1972	QS	39,500	3697-723

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

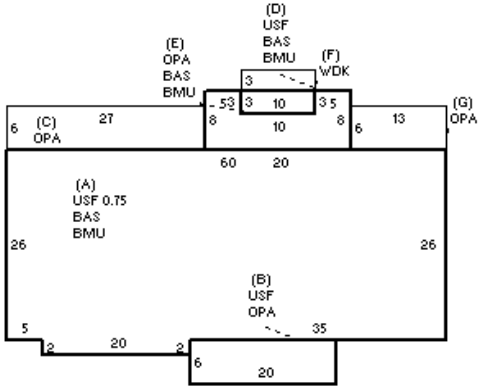
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
06-657	10/23/2006	1	NEW CONST	389,400	08/08/2007	SJ	100	100
06-657	10/23/2006	1	NEW CONST	389,400	08/05/2008	SJ	100	100
		6	CYCL GROWTH		01/06/2004	PJB	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,872	CLF 1.00	100 1.00	100 1.00	792,000	2.46	100 1.00	R09 1.80			665,720

TOTAL	14,872 SF	ZONING		FRNT	108
Ngh	CLIFFS	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	665,700	571,600
BUILDING	1,100,600	920,300
DETACHED	0	0
OTHER	0	0
TOTAL	**1,766,300**	**1,491,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/03/2008

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	20	1.35	NEW STYLE [100%]
QUALITY	V	1.40	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/26/2015	SJ
LIST	10/26/2015	EST
REVIEW	3/14/2011	ER

BLDG COMMENTS

FY12 QUALITY CHANGE FROM EXC TO VG PER FIELD REVIEW. STYLE CHANGE FROM CAPE TO NEW STYLE PER FIELD REVIEW.

YEAR BLT	2007	SIZE ADJ	1.000
NET AREA	3,210	DETAIL ADJ	1.417
$NLA(RCN)	$403	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	11	$17,458
# 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	2	WOOD SHINGLES	1.01
FLOOR COVER	13	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,760		57.88	101,867
+	BAS	L	BASE AREA	1,760	2007	372.18	655,045
+	USF	L	UPPER STORY FIN	1,450	2007	338.46	490,770
+	OPA	N	OPEN PORCH	390		72.10	28,119
F	WDK	N	WOOD DECK	30		53.76	1,613

TOTAL RCN 1,294,871

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE 2007 / 15

COND	15	15 %	
FUNC	0		
ECON	0		
DEPR	15	% GD	85

RCNLD $1,100,600