

Key: 6990

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.682

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MURPHY CHARLES F III & KIMBERLY A 19 MICHAEL AV SCITUATE, MA 02066				64-7-7-0				19 MICHAEL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MURPHY CHARLES F III & FIORILLO ARTHUR A				07/29/2016	O	880,000	47250-81				
FIORILLO ARTHUR & JOYCE T				01/31/1997	F	14943-41	1				
				08/23/1979	XX	4711-99					

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	%
22-1309	12/19/2022	2	ADDITIONS		05/24/2023	NC	100	100
16-699	11/01/2016	3	ALTERATIONS	25,000	05/24/2023	NC	0	0
16-466	08/17/2016	3	ALTERATIONS	75,000	08/22/2017	SJ	100	100
		6	CYCL GROWTH	65,000	08/22/2017	SJ	100	100
					01/07/2004	PJB	100	100

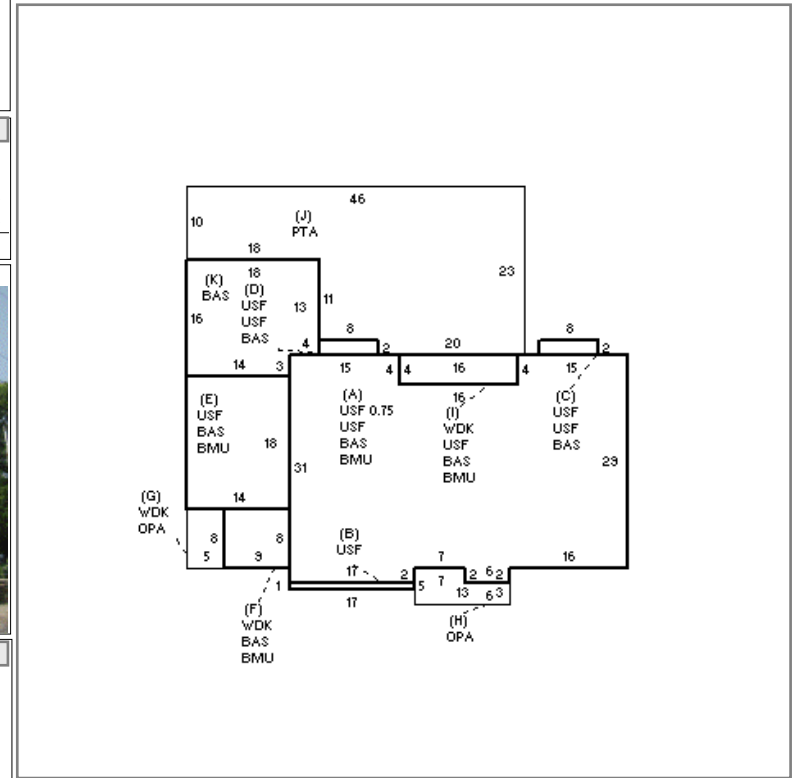
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	CLF 1.00	100	1.00	990,000	3.58	100	1.00	WV5	2.25	812,680

TOTAL	10,019 SF	ZONING	FRNT	202	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE			LAND	812,700	558,200
Inf1	FACTOR 100		BUILDING	1,393,000	1,110,800		
Inf2	PHY 100		DETACHED	5,000	0		
			OTHER	0	0		
					<b>TOTAL</b>	<b>2,210,700</b>	<b>1,669,000</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		160	12.89	1,400
HTB	A	1.00	30 0.70		1	5,181.80	3,600



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	2/21/2023	JD
MODEL	1		RESIDENTIAL	LIST	2/21/2023	EST
STYLE	20	1.35	NEW STYLE [100%]	REVIEW	6/30/2023	MR
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2001	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,741,275	
NET AREA	4,712	DETAIL ADJ	1.390	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,704		58.23	99,229			
\$NLA(RCN)	\$370	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	2,700	2001	318.96	861,182			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,736	2001	350.74	608,877			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	176		53.76	9,461			
				FLOOR COVER	13	COMB	1.00	+	OPA	N	OPEN PORCH	93		72.11	6,706			
				INT FINISH	2	DRYWALL	1.00	J	PTA	N	PATIO	808		20.86	16,855			
				HEATING/COOLING	9	WARM/COOL AIR	1.03	K	BAS	L	BASE AREA	276	2023	350.74	96,803			
				FUEL SOURCE	2	GAS	1.00	F21	O	FPL 2S 1OP	1		11,534.60	11,535				
								GEN	O	GENERATOR	1		0.00					
								GFP	O	GAS FIREPLACE	1		7,778.40	7,778				
								ODS	O	OUT DOOR SHOWER	1		2,611.00	2,611				
																CONDITION ELEM		CD
																EXTERIOR		A
																INTERIOR		A
																KITCHEN		A
																BATHS		A
																HEAT		A
																ELECT		A
																EFF.YR/AGE		2002 / 20
																COND		18 18 %
																FUNC		0
																ECON		0
																DEPR		20 % GD 80
																RCNLD		\$1,393,000