

Key: 7053

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.742

LEGAL

CURRENT OWNER		PARCEL ID				LOCATION			
RICHARDS SCOTT S/O MURPHY CLAIRE MARIE & PO BOX 369 HUMAROCK, MA 02047		69-2-15-0				311 CENTRAL AV			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)				
MURPHY CLAIRE MARIE & RICHARDS SCOTT		05/08/2023	V	925,000	(135354)				
		11/03/2022	V	899,000	(134705)				
ASTA WILLIAM A & WENDY		08/23/2007	V	500,000	(110988)				

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	%
07-392	07/20/2007	2	ADDITIONS	44,100	08/19/2008	SJ	100	100
98-289	06/22/1998	3	ALTERATIONS				100	100
91-350	07/18/1991	3	ALTERATIONS				100	100

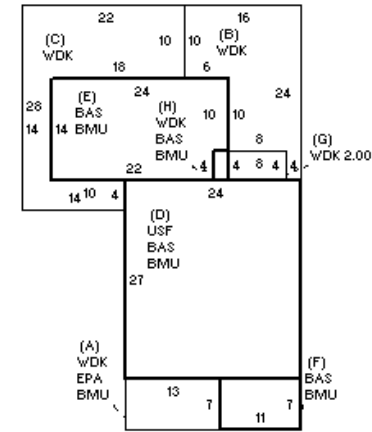
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,000	HUM	1.00	100	1.00	100	1.00				436,830

TOTAL	5,009 SF	ZONING	FRNT	48	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	436,800	397,100		
Inf1	FACTOR 100		BUILDING	367,200	339,700		
Inf2	PHY 100		DETACHED	400	300		
			OTHER	0	0		
			TOTAL	804,400	737,100		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/04/2011
SHF	A	1.00	30 0.70		30	17.03	400		



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/26/2015	SJ
MODEL	1		RESIDENTIAL	LIST	10/26/2015	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	10/4/2022	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	MLS		

G

YEAR BLT	1952	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	483,119				
NET AREA	1,709	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,152		49.92	57,510	CONDITION ELEM	CD				
\$NLA(RCN)	\$283	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	EPA	N	ENCLOSED PORCH	91		99.22	9,029	EXTERIOR	G				
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	763		42.24	32,229	INTERIOR	G				
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,061	1952	228.63	242,581	KITCHEN	G				
				FLOOR COVER	14	COMB	1.00	D	USF	L	UPPER STORY FIN	648	1952	207.92	134,730	BATHS	G				
				INT FINISH	1	PLASTER	1.00									HEAT	A				
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	U				
				FUEL SOURCE	2	GAS	1.00														
																		EFF.YR/AGE	1991 / 31		
																		COND	25 25%		
																		FUNC	0		
																		ECON	0		
																		DEPR	24	% GD	76
																		RCNLD	\$367,200		