

Key: 7112

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.795

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION					
MURPHY SHERRY M TR 60 TURNERS WAY NORWELL, MA 02061				69-1-10-0				292 CENTRAL AV					
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
				MURPHY SHERRY M TR				09/23/2022	QS	1,600,000	(134515)		
HOUSER MICHAEL & CARRIE				06/28/2019	QS	715,000	(128747)						
BESSETTE NORMAN & LYNDSEY				11/20/2014	QS	595,000	(121268)						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,500	HUM 1.00	100	1.00	100	1.00	748,000	3.41	100	1.00	WF7 1.70	615,680

LAND

TOTAL	10,500 SF	ZONING	FRNT	54	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	615,700	526,800		
Inf1	FACTOR 100		BUILDING	554,500	432,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	1,170,200	959,200		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



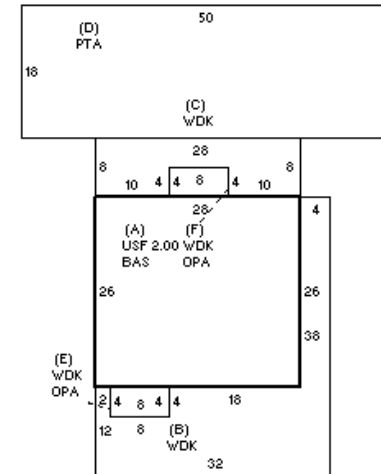
BLDG COMMENTS		
MLS		

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/24/2020	JD
MODEL	1		RESIDENTIAL	LIST	6/12/2023	JD
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/12/2023	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1995	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,184	DETAIL ADJ	1.019	FOUNDATION	1	PIER	0.98
\$NLA(RCN)	\$256	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	3	UNITS	1.00	ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	6	ADJ	1.00	FLOOR COVER	13	COMB	1.00
BEDROOMS	3		1.00	INT FINISH	2	DRYWALL	1.00
BATHROOMS	2		1.00	HEATING/COOLING	11	HW/COOL AIR	1.04
# 1/2 BATHS	1		1.00	FUEL SOURCE	3	ELECTRIC	1.00
TOT FIXTURES	8		\$7,826				
# UNITS	1		1.00				

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 %
23-404	05/09/2023	3	ALTERATIONS	75,000	06/12/2023	JD	100 100
		6	CYCL GROWTH		09/29/2022	JD	100 100
		7	OTHERS		09/24/2020	JD	100 100
15-210	04/27/2015	3	ALTERATIONS	22,000	08/26/2015	SJ	100 75
95-114	03/16/1995	4	DEMO				100 100



S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	560,071
A	BAS	L	BASE AREA	728	1995	242.56	176,582	CONDITION ELEM CD	
A	USF	L	UPPER STORY FIN	1,456	1995	220.58	321,166	EXTERIOR	G
+	WDK	N	WOOD DECK	712		46.08	32,809	INTERIOR	V
D	PTA	N	PATIO	900		17.88	16,092	KITCHEN	V
+	OPA	N	OPEN PORCH	64		61.80	3,955	BATHS	V
	ODS	O	OUT DOOR SHOWER	1		1,640.40	1,640	HEAT	U
								ELECT	U
EFF.YR/AGE								2021 / 1	
COND								1 1 %	
FUNC								0	
ECON								0	
DEPR								1 % GD 99	
RCNLD								\$554,500	