Key: 7126

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6,809

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MURATORE MATHEW J &	69-1-18-0	274 CENTRAL AV
KRISTIN VOKEY		
15 GABRIEL LANE		
PLYMOUTH, MA 02360		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MURATORE MATHEW J &	02/26/2021	QS	535,000	(131615)
BLANEY DANIEL J III & NOR	04/22/2009	F	1	(113215)
BLANEY DANIEL J III	08/01/1995	F	1	(88334)

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

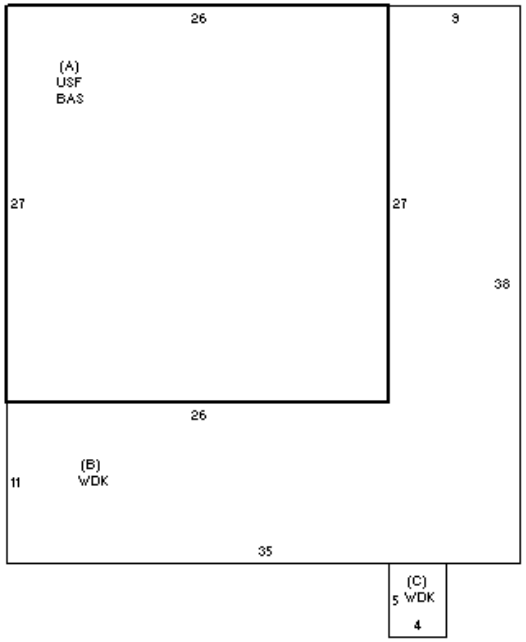
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS		06/15/2022	JD	100	100
96-182	05/01/1996	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,250	HUM 1.00	100 1.00	100 1.00	748,000	3.49	100 1.00	WF7 1.70			614,860

TOTAL	10,250 SF	ZONING		FRNT	59
Ngh	HUMAROCK	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	614,900	526,100
BUILDING	115,700	107,600
DETACHED	0	0
OTHER	0	0
TOTAL	**730,600**	**633,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/15/2022

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/15/2022	JD
LIST	6/15/2022	EST
REVIEW	5/9/2022	JD

BLDG COMMENTS

MLS

YEAR BLT	1979	SIZE ADJ	1.000
NET AREA	1,404	DETAIL ADJ	0.970
$NLA(RCN)	$223	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$3,880
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	0.98
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC BB	0.99
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	702	1979	210.81	147,992
A	USF	L	UPPER STORY FIN	702	1979	191.71	134,583
+	WDK	N	WOOD DECK	648		38.40	24,883
	ODS	O	OUT DOOR SHOWER	1		1,302.00	1,302

TOTAL RCN	312,640
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	F
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1979 / 43	
COND	28	28 %
FUNC	35	structural
ECON	0	
DEPR	63	% GD 37
RCNLD		$115,700