

Key: 7130

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.813

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
HALLISEY PROPERTIES LLC 186 STANDISH AVE PLYMOUTH, MA 02360				69-1-22-0				266 CENTRAL AV				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
HALLISEY PROPERTIES LLC				07/23/2018	QS	660,000	(127170)					
MURPHY ARTHUR F JR TR &				12/04/2015	F	100	(122792)					
MURPHY ARTHUR F JR TR				10/09/2015	F	100	(122559)					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,750	HUM	1.00	100	1.00	100	1.00	WF7	1.70		616,480

LAND

TOTAL	10,750 SF	ZONING	FRNT	53	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	616,500	527,500
Inf1	FACTOR 100				BUILDING	347,000	322,400
Inf2	PHY 100				DETACHED	0	0
					OTHER	0	0
					<b>TOTAL</b>	<b>963,500</b>	<b>849,900</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	6/19/2019	JD
MODEL	1		RESIDENTIAL	LIST	6/19/2019	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/10/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1992	SIZE ADJ	1.000
NET AREA	2,324	DETAIL ADJ	0.970
\$NLA(RCN)	\$191	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		2.5	1.00
ROOMS		6	1.00
BEDROOMS		4	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		6	\$4,656
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	0.98
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	13	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
+	BAS	L	BASE AREA	952	1992	190.37	181,230
+	USF	L	UPPER STORY FIN	952	1992	173.12	164,809
A	ATF	L	ATTIC FINISH	420	1992	123.00	51,659
+	WDK	N	WOOD DECK	1,108		38.40	42,547

TOTAL RCN	444,901
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$347,000

