

Key: 7304

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.981

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MURPHY ROBERT W 66 BAKER CIRCLE CHESTNUT HILL, MA 02467				71-2-12-0				154 HUMAROCK BEACH			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MURPHY ROBERT W				12/03/2018	QS	437,000	50588-17				
LUCI DREN				03/31/2016	H	390,000	46754-167				
PACE LUIGI C, TR				11/02/2006	F	-100	33621-289				

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	%
22-0537	05/24/2022	3	ALTERATIONS	77,000	06/15/2022	JD	100	50
22-0537	05/24/2022	3	ALTERATIONS	77,000	06/01/2023	NC	100	100
21-161	02/24/2021	3	ALTERATIONS	15,500	05/20/2021	JD	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	7,500	HUM 1.00	100	1.00	100	1.00	748,000	4.70	100	1.00	WF7 1.70	605,060

TOTAL	7,500 SF	ZONING		FRNT	47	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	605,100	517,700			
Inf1	FACTOR 100		BUILDING	198,400	144,000			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	803,500	661,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/20/2021	JD
MODEL	1		RESIDENTIAL	LIST	5/20/2021	JD
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	7/5/2023	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1948	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,328	DETAIL ADJ	0.875	FOUNDATION	4	CONT BSMT WALL	1.00	A	BAS	L	BASE AREA	600	1948	192.75	115,650
\$NLA(RCN)	\$202	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	728	1948	175.29	127,608
CAPACITY			UNITS	ADJ	ROOF SHAPE	3	GAMBREL	1.00	B	OPA	N	OPEN PORCH	250	51.50	12,875
STORIES	2	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	1.00	C	WDK	N	WOOD DECK	12		38.42	461
ROOMS	5	1.00	FLOOR COVER	2	SOFTWOOD	1.00	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239
BEDROOMS	3	1.00	INT FINISH	1	PLASTER	1.00	1.00		ODS	O	OUT DOOR SHOWER	1		1,174.00	1,174
BATHROOMS	1	1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03	1.03								
# 1/2 BATHS	0	1.00	FUEL SOURCE	2	GAS	1.00	1.00								
TOT FIXTURES	3	\$2,100													
# UNITS	1	1.00													

TOTAL RCN	268,107
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	V
HEAT	A
ELECT	A
EFF.YR/AGE	1984 / 38
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$198,400

