

Key: 7331

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.007

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MURRAY FRANCIS H IV 2 GRANNY SMITH LN WOBURN, MA 01801				71-3-11-0				23 NEWELL ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MURRAY FRANCIS H IV				06/07/2005	F	1	30672-332				
MURRAY FRANCIS IV & LYNDA				03/14/1995	A	1	13466-350				
MURRAY FRANCIS H IV				04/05/1991	QS	68,000	10217-309				

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	%
22-0408	04/21/2022	3	ALTERATIONS	8,200	06/15/2022	JD	100	100
92-174	03/09/1992	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	550,000	6.92	100	1.00	R08 1.25	436,830

TOTAL	5,009 SF	ZONING	FRNT	52	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	436,800	397,100
Inf1	FACTOR 100		BUILDING	146,800	130,600		
Inf2	PHY 100		DETACHED	900	800		
			OTHER	0	0		
			<b>TOTAL</b>		<b>584,500</b>	<b>528,500</b>	

DETACHED

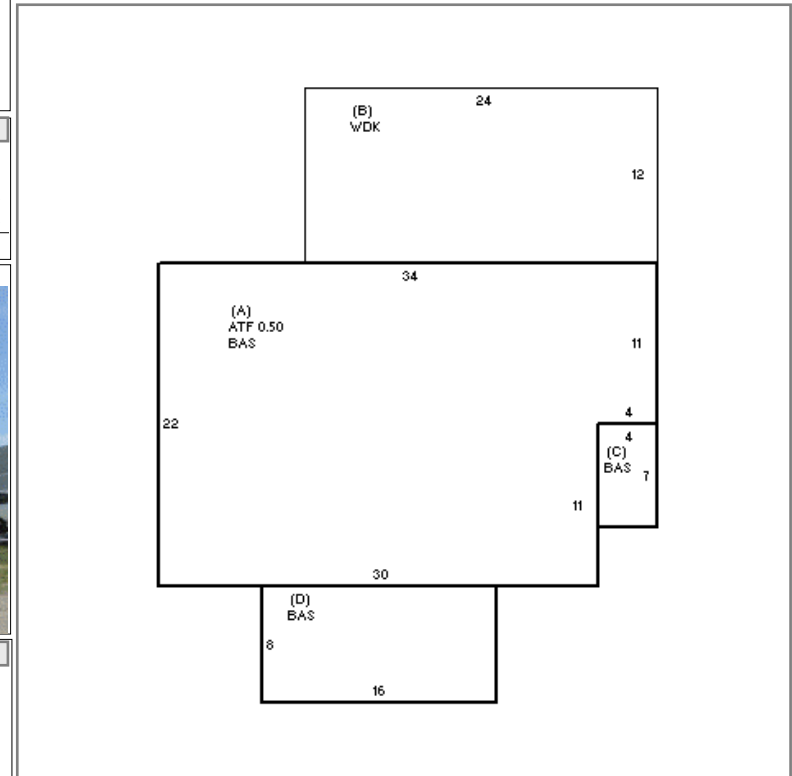
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	-	0.90 50 0.50	12 X 12		144	11.91	900



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/15/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/15/2022	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	3/9/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	1,212	DETAIL ADJ	0.850
\$NLA(RCN)	\$189	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,040	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	CONT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	860	1920	191.72	164,881
A	ATF	L	ATTIC FINISH	352	1920	123.88	43,604
B	WDK	N	WOOD DECK	288		38.40	11,059
	FPL	O	FIREPLACE	1		7,813.00	7,813

TOTAL RCN	229,397
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1968 / 54
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$146,800