

Key: 7332

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.008

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MURRAY FRANCIS H IV TR 2 GRANNY SMITH LANE WOBURN, MA 01801				71-3-12-0				27 NEWELL ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MURRAY FRANCIS H IV TR				09/22/2020	U	375,000	53474-266				
QUINN STEPHEN C TR				05/08/2015	F	1	45522-168				
QUINN STEPHEN CHARLES				09/20/1991	A	1	10490-98				


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		05/19/2021	JD	100	100

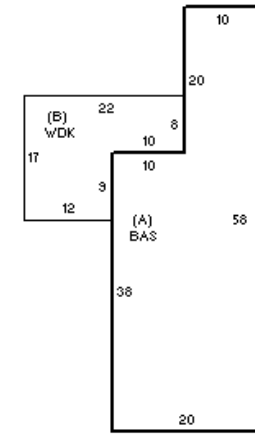
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	4,500	HUM 1.00	100	1.00	100	1.00	550,000	7.65	100	1.00	R08 1.25	434,910

TOTAL	4,487 SF	ZONING	FRNT	43	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	434,900	395,400		
Infl1	FACTOR 100		BUILDING	139,900	124,500		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL			TOTAL	574,800	519,900		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/19/2021
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/19/2021	JD
MODEL	1		RESIDENTIAL	LIST	5/19/2021	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	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	218,667
NET AREA	960	DETAIL ADJ	0.850	FOUNDATION	3	CONT WALL	1.00	A	BAS	L	BASE AREA	960	1940	205.52	197,299		
\$NLA(RCN)	\$228	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	WDK	N	WOOD DECK	284		38.40	10,906		
				ROOF SHAPE	1	GABLE	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281		
				ROOF COVER	1	ASPH SHINGLES	1.00		ODS	O	OUT DOOR SHOWER	1		1,141.00	1,141		
				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										

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	\$139,900