Key: 7339

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7,015

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MURRAY-HARDING LYNDA D TRS PO BOX 592 HUMAROCK, MA 02047	71-4-5-0	84 CENTRAL AV

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MURRAY-HARDING LYNDA D TR	06/21/2011	F	1	40040-214
HARDING RICHARD T & LYNDA	10/05/1999	QS	237,000	17928-317
RUNGE TARA	06/26/1998	QS	230,000	16337-58

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

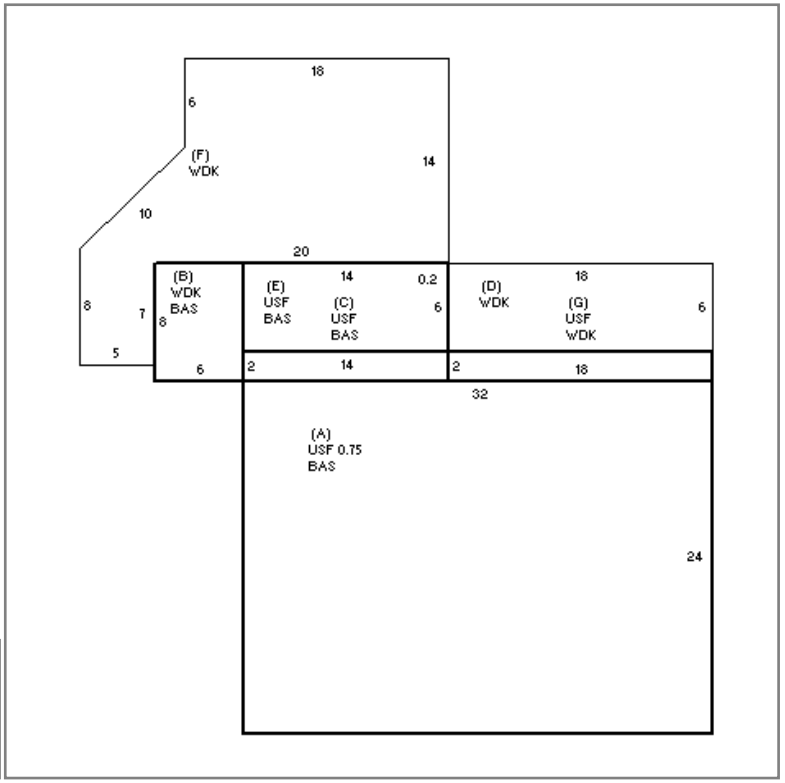
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		3	ALTERATIONS	3,500	08/02/2005	SJ	100	100
		2	ADDITIONS		03/30/2004	PJB	100	100
90-58	03/01/1990	2	ADDITIONS				100	100
		2	ADDITIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,000	HUM 1.00	100 1.00	100 1.00	550,000	5.02	100 1.00	R08 1.25			443,430

TOTAL	7,000 SF	ZONING		FRNT	180
Ngh	HUMAROCK	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	443,400	403,100
BUILDING	307,000	277,000
DETACHED	600	600
OTHER	0	0
TOTAL	**751,000**	**680,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70			50	17.03	600

PHOTO 09/24/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/4/2011	SJ
LIST	5/4/2011	EST
REVIEW	3/9/2011	ER

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	1,652	DETAIL ADJ	1.122
$NLA(RCN)	$269	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$4,937
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT 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	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	928	1950	258.35	239,747
+	USF	L	UPPER STORY FIN	724	1950	234.94	170,096
+	WDK	N	WOOD DECK	509		42.24	21,501
	FPL	O	FIREPLACE	1		8,594.30	8,594

TOTAL RCN	444,875
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1972 / 50		
COND	31	31 %	
FUNC	0		
ECON	0		
DEPR	31	% GD	69
RCNLD	$307,000		