

Key: 7388

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.063

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MURPHY ANN TAYLOR PO BOX 378 20-REAR DARTMOUTH ST HUMAROCK, MA 02047				71-8-3-0				20-REAR DARTMOUTH ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MURPHY ANN TAYLOR				08/26/2021	H	450,000	55544-199				
MURPHY JUNE T				08/11/2006	QS	425,000	33179-100				
DION PHILIP F				10/19/2005	F	1	31561-350				

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	%
93-87	02/01/1993	3	ALTERATIONS				100	100
		7	OTHERS				0	0

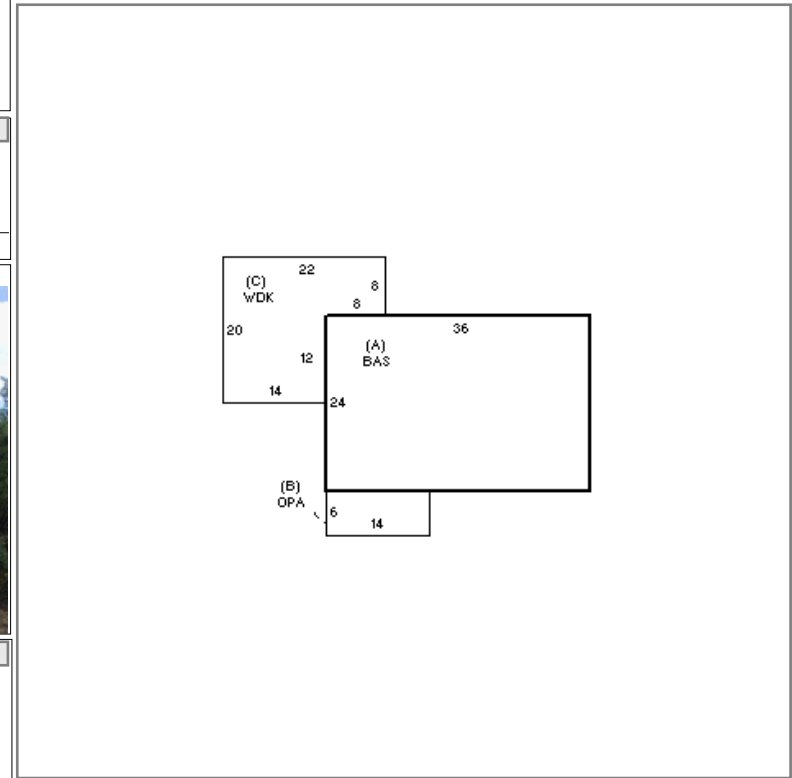
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,000	HUM	1.00	100	1.00	100	1.00	R08	1.25		446,300

TOTAL	8,000 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	446,300	405,700
Inf1	FACTOR 100		BUILDING	137,200	122,000		
Inf2	PHY 100		DETACHED	1,700	1,600		
			OTHER	0	0		
					<b>TOTAL</b>	<b>585,200</b>	<b>529,300</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 24X8		192	12.38	1,700



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/21/2022	JD
MODEL	1		RESIDENTIAL	LIST	9/21/2022	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/9/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	214,334
NET AREA	864	DETAIL ADJ	0.867	FOUNDATION	3	CONT WALL	1.00	A	BAS	L	BASE AREA	864	1954	216.94	187,436	CONDITION ELEM CD	
\$NLA(RCN)	\$248	OVERALL	1.000	EXT COVER	4	VINYL	1.00	B	OPA	N	OPEN PORCH	84		51.50	4,326	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	344		38.40	13,210	INTERIOR	A
				ROOF COVER	1	ASPH SHINGLES	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281	KITCHEN	A
				FLOOR COVER	14	COMB	1.00									BATHS	A
				INT FINISH	1	PLASTER	1.00									HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	A
				FUEL SOURCE	2	GAS	1.00										
																EFF.YR/AGE	1968 / 54
																COND	36 36 %
																FUNC	0
																ECON	0
																DEPR	36 % GD 64
																RCNLD	\$137,200