

Key: 74

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 57

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
HALE WILLIAM M TR 810 COUNTRY WAY SCITUATE, MA 02066				12-4-3-0				816 COUNTRY WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HALE WILLIAM M TR				01/08/2004	Q	357,000	27355-99				
MURPHY CHARLES G				06/01/1982	QS	58,500	5161-398				
STARR RICHARD H				01/01/1979	QS	1	4486-145				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0130	93	MULTI-USE RES				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

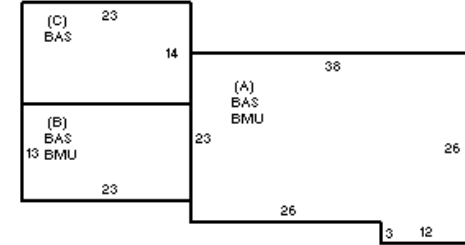
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,800	NS 1.00	100	1.00	374,000	4.53	100	1.00	R02	0.85	303,100

TOTAL	7,800 SF	ZONING	NO. SCITUATE	FRNT	130	ASSESSED	303,100	CURRENT	291,800	PREVIOUS	249,500
Ngh	NO. SCITUATE	NOTE	LAND	303,100	291,800						
Infl1	FACTOR 100		BUILDING	280,500	249,500						
Infl2	PHY 100		DETACHED	0	0						
			OTHER	0	0						
TOTAL			583,600	541,300							

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/21/2021	PJK
MODEL	1		RESIDENTIAL	LIST	12/21/2021	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	10/11/2022	PJK
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
ATTY CHARLES MURPHY

I

YEAR BLT	1952	SIZE ADJ	1.000
NET AREA	1,531	DETAIL ADJ	0.884
\$NLA(RCN)	\$254	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$4,243	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	9	OTHER	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,209		40.75	49,270
+	BAS	L	BASE AREA	1,531	1952	188.21	288,151
	BMF	N	BSMT FINISH-SEP	700		57.21	40,046
	FPL	O	FIREPLACE	1		7,813.00	7,813

TOTAL RCN	389,523
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1977 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$280,500