

Key: 7427

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.102

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
O'KANE CAITLIN M TR C/O KEVIN MURPHY JR 40 ELM STREET MARSHFIELD, MA 02050		72-15-17-0	26 RIVER ST			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
O'KANE CAITLIN M TR		10/05/2022	F	10	(134586)	
MURPHY KEVIN P TR &		03/05/2013	F	1	(118695)	
MURPHY KEVIN P & MARY L		01/01/1971	QS	13,500	(45157)	

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	%
23-0871	09/26/2023	3	ALTERATIONS	15,000			0	0
89-205	05/05/1989	3	ALTERATIONS				100	100

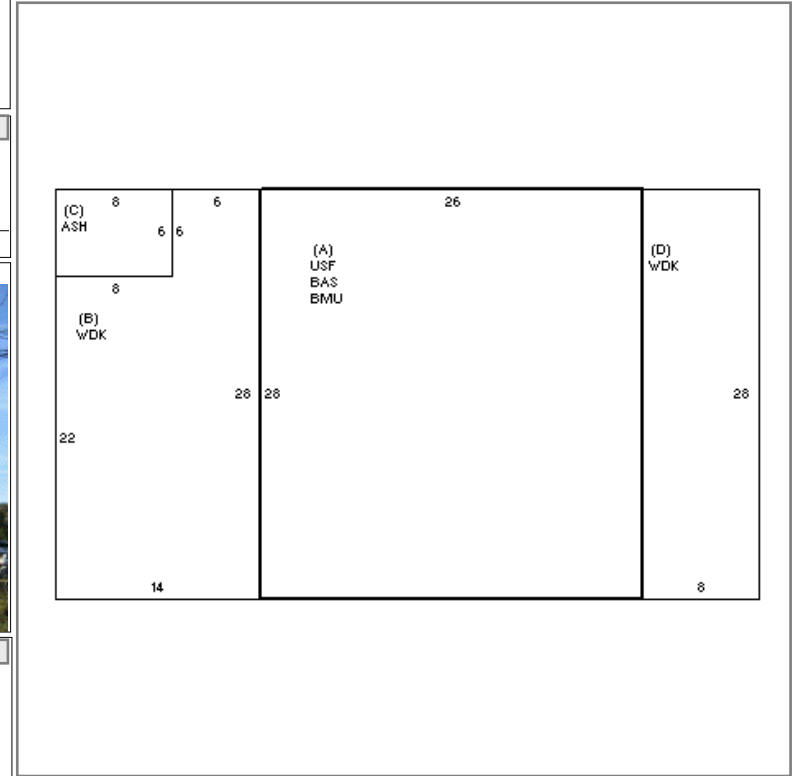
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	5,600	HUM 1.00	100	1.00	100	1.00	550,000	6.21	100	1.00	R08 1.25	438,960

TOTAL	5,600 SF	ZONING	FRNT	266	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	439,000	399,100
Inf1	FACTOR 100		BUILDING	269,800	253,000		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		708,800	652,100	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	4/21/2010	PL
MODEL	1		RESIDENTIAL	LIST	4/21/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/8/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1979	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	359,737		
NET AREA	1,456	DETAIL ADJ	0.990	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	728		52.20	38,005				
\$NLA(RCN)	\$247	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	728	1979	213.28	155,270				
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	728	1979	193.96	141,202				
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	568		38.40	21,811				
				FLOOR COVER	14	COMB	1.00	C	ASH	N	ATT SHED	48		22.35	1,073				
				INT FINISH	2	DRYWALL	1.00												
				HEATING/COOLING	5	ELECTRIC BB	0.99												
				FUEL SOURCE	3	ELECTRIC	1.00												
																		CONDITION ELEM	CD
																		EXTERIOR	
																		INTERIOR	
																		KITCHEN	
																		BATHS	
																		HEAT	
																		ELECT	
																		EFF.YR/AGE	1990 / 32
																		COND	25 25 %
																		FUNC	0
																		ECON	0
																		DEPR	25 % GD 75
																		RCNLD	\$269,800