Key: 3249

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3,132

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DUGAN KIRALEE LYNN 6 BAY ST SCITUATE, MA 02066	28-4-1-0	6 BAY ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DUGAN KIRALEE LYNN	12/29/2021	QS	745,000	56248-199
CATANESE PETER II & MARY	10/11/2007	F	1	35176-113
CATANESE MARYANN	08/01/1995	A	95,000	13733-145

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

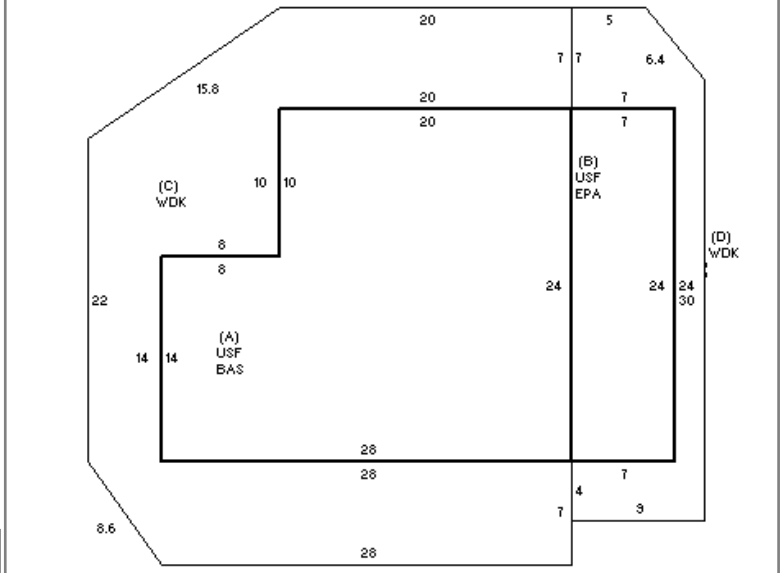
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS		06/28/2022	JD	100	100
		7	OTHERS		12/29/2021	JD	100	100
96-141	04/01/1996	3	ALTERATIONS				100	100
88-130	04/01/1988	2	ADDITIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,000	OS 1.00	100 1.00	100 1.00	616,000	6.92	100 1.00	WV4 1.40			489,250

TOTAL	5,000 SF	ZONING		FRNT	50
Ngh	OCEANSIDE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	489,300	444,800
BUILDING	286,100	254,600
DETACHED	0	0
OTHER	0	0
TOTAL	**775,400**	**699,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/28/2022

BLDG COMMENTS
MLS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/28/2022	JD
LIST	6/28/2022	EST
REVIEW	12/29/2021	JD

YEAR BLT	1910	SIZE ADJ	1.000
NET AREA	1,352	DETAIL ADJ	1.210
$NLA(RCN)	$294	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$5,808
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	0.98
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	592	1910	265.27	157,040
+	USF	L	UPPER STORY FIN	760	1910	241.24	183,339
B	EPA	N	ENCLOSED PORCH	168		90.20	15,154
+	WDK	N	WOOD DECK	723		38.40	27,763
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	397,343

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT	A
ELECT	U

EFF.YR/AGE	1977 / 45		
COND	28	28 %	
FUNC	0		
ECON	0		
DEPR	28	% GD	72
RCNLD			$286,100