

Key: 3666

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.487

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
PETOW BRIAN M & DEVERE STEPHANIE A 42 FAY RD SCITUATE, MA 02066				34-28-12-0				42 FAY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PETOW BRIAN M & LOPES JOSE C & CATERINA				11/30/2021	QS	805,000	(133105)				
MURPHY T F & FREDERICK V				12/20/1996	QS	132,000	(90737)				
				06/16/1986	XX	73416-0					

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	%
15-51		7	OTHERS		05/09/2022	JD	100	100
11-706	01/30/2015	3	ALTERATIONS	2,000	07/22/2015	SJ	100	100
11-706	11/09/2011	2	ADDITIONS	25,000	07/12/2012	SJ	100	100
11-706	11/09/2011	2	ADDITIONS	25,000	07/11/2013	SJ	100	100
98-106	03/01/1998	3	ALTERATIONS				100	100

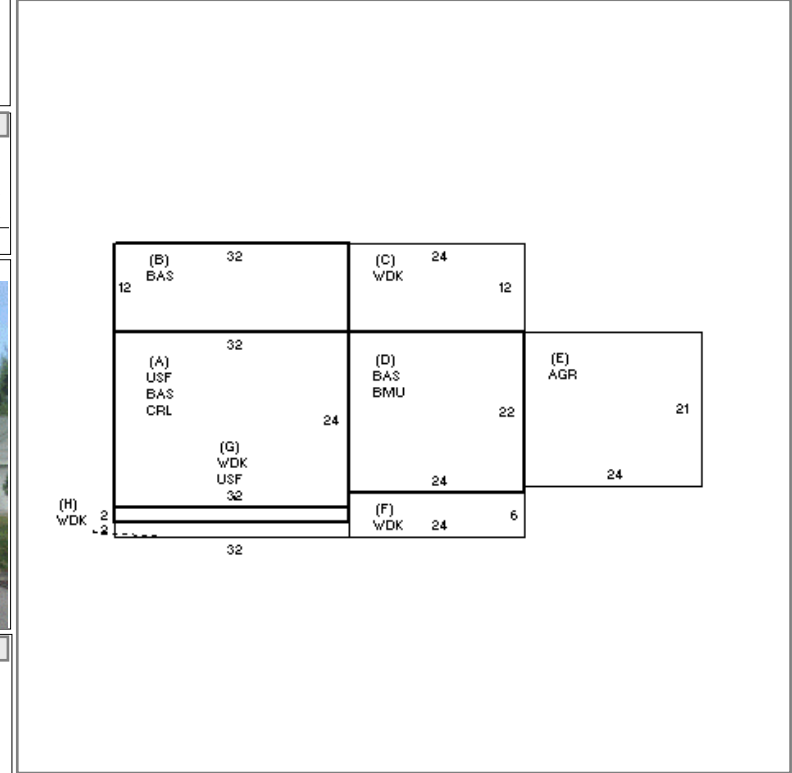
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,000	OS 1.00	100	1.00	100	1.00	440,000	3.58	100	1.00	R03 1.00	361,190

TOTAL	10,019 SF	ZONING	FRNT	113	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	361,200	328,400		
Inf1	FACTOR 100		BUILDING	417,700	387,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	778,900	716,200		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/7/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/7/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	5/9/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

MLS

INDING

YEAR BLT	1951	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	580,194
NET AREA	2,512	DETAIL ADJ	1.030	FOUNDATION	3	CONT WALL	1.00	A	CRL	N	BSMT CRAWL	768		9.84	7,559	CONDITION ELEM	CD
\$NLA(RCN)	\$231	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,680	1951	199.75	335,587	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	560		38.40	21,504	INTERIOR	G
				ROOF COVER	1	ASPH SHINGLES	1.00	D	BMU	N	BSMT UNFINISHED	528		44.08	23,274	KITCHEN	V
				FLOOR COVER	14	COMB	1.00	E	AGR	N	ATT GARAGE	504		44.01	22,182	BATHS	G
				INT FINISH	1	PLASTER	1.00	+	USF	L	UPPER STORY FIN	832	1951	181.66	151,137	HEAT	A
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F21	O	FPL 2S 1OP	1			8,239.00	8,239	ELECT	A
				FUEL SOURCE	2	GAS	1.00										
CAPACITY		UNITS	ADJ														
STORIES		2	1.00														
ROOMS		7	1.00														
BEDROOMS		4	1.00														
BATHROOMS		3	1.00														
# 1/2 BATHS		1	1.00														
TOT FIXTURES		13	\$10,712														
# UNITS		1	1.00														
EFF.YR/AGE		1977 / 45															
COND		28	28 %														
FUNC		0															
ECON		0															
DEPR		28	% GD	72													
RCNLD				\$417,700													