

Key: 3674

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.495

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DOOLAN JOHN B & DEIRDRE A 6 FAY RD SCITUATE, MA 02066				34-24-20-0				6 FAY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
DOOLAN JOHN B & DEIRDRE A				08/01/2017	QS	487,000 (125548)					
DUVAL KENNETH J &				03/22/2017	F	100 (124891)					
DUVAL KENNETH J				08/16/2004	A	100 (105903)					

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	%
22-0298	03/22/2022	2	ADDITIONS	74,350	07/07/2022	JD	100	50
22-0298	03/22/2022	2	ADDITIONS	74,350	01/25/2023	JD	100	80
22-0298	03/22/2022	2	ADDITIONS	74,350	08/30/2023	JD	100	100
14-365	06/24/2014	3	CYCL GROWTH ALTERATIONS	15,000	04/25/2018	JD	100	100
					07/23/2015	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,000 OS	1.00	100	1.00	440,000	6.92	100	1.00	R03	1.00	349,460

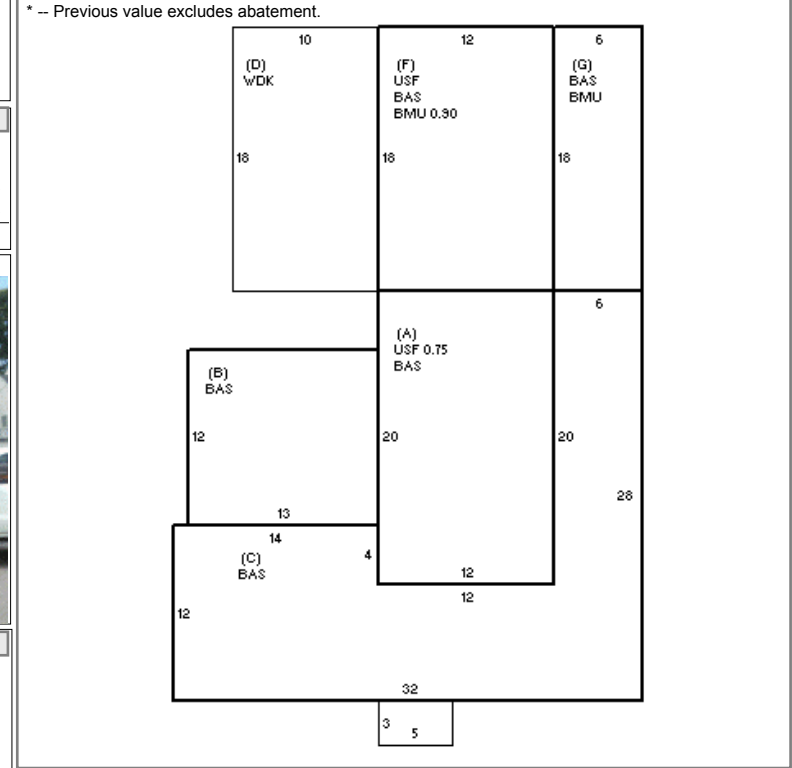
TOTAL	5,009 SF	ZONING		FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE				LAND	349,500	317,700
Inf1	FACTOR 100		LAND	354,600	367,400			
Inf2	PHY 100		BUILDING	19,000	6,700			
			DETACHED	0	0			
					OTHER			
					TOTAL	723,100	691,800	

TY	QUAL	COND	DIM/NOTE		YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10	0.90		180	12.55	2,000
WSH	V	1.50	10	0.90		308	53.44	14,800
PTD	A	1.00	20	0.80		360	7.64	2,200



BUILDING	CD	ADJ	DESC	MEASURE	1/25/2023	JD
MODEL	1		RESIDENTIAL	LIST	1/25/2023	JD
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	7/7/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,548	DETAIL ADJ	1.248	FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	1,152	1920	264.92	305,188
\$NLA(RCN)	\$283	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	180	1920	240.92	43,365
CAPACITY															
STORIES	1.75		1.00	ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	195		38.40	7,488
ROOMS	7		1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	BMU	N	BSMT UNFINISHED	302		63.15	19,071
BEDROOMS	2		1.00	FLOOR COVER	2	SOFTWOOD	1.00	F	USF	L	UPPER STORY FIN	216	2022	240.92	52,038
BATHROOMS	2		1.00	INT FINISH	1	PLASTER	1.00		GEN	O	GENERATOR	1		0.00	
# 1/2 BATHS	1		1.00	HEATING/COOLING	11	HW/COOL AIR	1.04		ODS	O	OUT DOOR SHOWER	1		1,675.00	1,675
TOT FIXTURES	9	\$8,986		FUEL SOURCE	2	GAS	1.00								
# UNITS	1	1.00													



TOTAL RCN	437,811	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	G	
KITCHEN	G	
BATHS	G	
HEAT	A	
ELECT	U	
EFF.YR/AGE	2003 / 19	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	19	% GD 81
RCNLD	\$354,600	