

Key: 3682

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.503

LEG
A
L

CURRENT OWNER				PARCEL ID				LOCATION			
SHORE ASSET MANAGEMENT LLC S/O DUCIE LAURA 21 FAY RD SCITUATE, MA 02066				34-23-9-0				21 FAY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
DUCIE LAURA				07/21/2023	QS	761,000 (135664)					
SHORE ASSET MANAGEMENT LL				08/01/2022	O	350,000 (134264)					
BEARCE HERBERT E				06/04/2018	F	1 (126907)					

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	%
22-0875	08/19/2022	3	ALTERATIONS	95,000	03/30/2023	JD	100	100
90-584	09/26/1990	3	ALTERATIONS				100	100

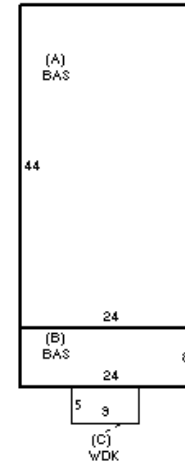
L
A
N
D

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	440,000	6.92	100	1.00	R03	1.00	349,460

TOTAL	5,009 SF	ZONING		FRNT	53	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E	LAND	349,500	317,700			
Infl1	FACTOR 100		BUILDING	254,400	64,800			
Infl2	PHY 100		DETACHED	12,900	4,700			
			OTHER	0	0			
			TOTAL	616,800	387,200			

D
E
T
A
C
H
E
D

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	30 0.70 20X18		360	51.11	12,900



BUILDING	CD	ADJ	DESC	MEASURE	3/30/2023	JD
MODEL	1		RESIDENTIAL	LIST	3/30/2023	JD
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	9/23/2022	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS

B
U
I
L
D
I
N
G

YEAR BLT	1935	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	282,673				
NET AREA	1,248	DETAIL ADJ	0.875	FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	1,248	1935	215.47	268,913	CONDITION ELEM	CD				
\$NLA(RCN)	\$227	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	C	WDK	N	WOOD DECK	45		42.24	1,901	EXTERIOR	V				
				ROOF SHAPE	2	HIP	1.00		F11	O	FPL 1S 10P	1		8,009.10	8,009	INTERIOR	V				
				ROOF COVER	1	ASPH SHINGLES	1.00									KITCHEN	V				
				FLOOR COVER	1	HARDWOOD	1.00									BATHS	V				
				INT FINISH	2	DRYWALL	1.00									HEAT	U				
				HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT	U				
				FUEL SOURCE	2	GAS	1.00														
																		EFF.YR/AGE	2012 / 10		
																		COND	10 10%		
																		FUNC	0		
																		ECON	0		
																		DEPR	10	% GD	90
																		RCNLD	\$254,400		