

Key: 3683

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.504

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CURRENT OWNER				PARCEL ID				LOCATION			
ANASTOS DONNA M & RICHARD 25 FAY RD SCITUATE, MA 02066				34-23-10-0				25 FAY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ANASTOS DONNA M & RICHARD				10/20/2021	F		1 (132873)				
ANASTOS DONNA M & RICHARD				03/16/2020	F		1 (129968)				
DUVAL FRANCIS N & FLORENC				11/16/2015	F		1 (122694)				

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	%
	01/02/2006	2	ADDITIONS		08/31/2021	JD	99	99

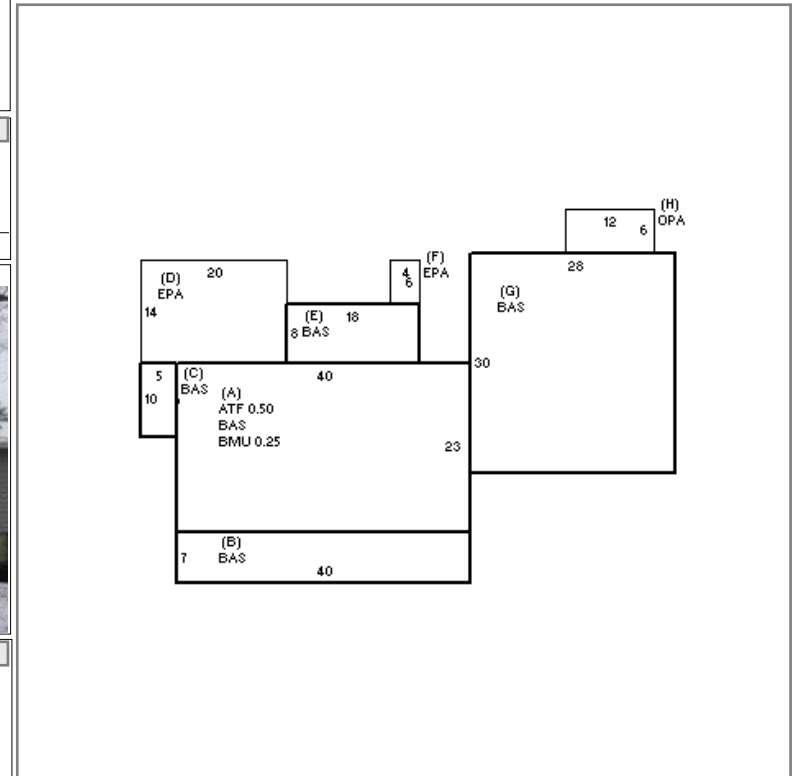
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CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,875	OS 1.00	100	1.00	440,000	2.32	100	1.00	R03	1.00	371,460

TOTAL	15,856 SF	ZONING	OCEANSIDE	FRNT	284	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E	IN-LAW/ACCESSORY DWG.			LAND	371,500	337,700
Inf1	FACTOR 100		BUILDING	342,300	309,000			
Inf2	PHY 100		DETACHED	15,400	14,400			
			OTHER	0	0			
			TOTAL	729,200	661,100			

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	80 0.20		324	53.13	3,400
SHF	A	1.00	30 0.70		40	17.03	500
S/V	A	1.00	SV 1.00	IPV	8,000	1.10	8,800
PTD	V	1.50	10 0.90		240	12.44	2,700



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BUILDING	CD	ADJ	DESC	MEASURE	9/13/2010	PL
MODEL	1		RESIDENTIAL	LIST	9/13/2010	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	4/7/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

IN-LAW/ LEGAL ACCESSORY DWELLING

YEAR BLT	1922	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	489,004
NET AREA	2,694	DETAIL ADJ	0.884	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	230		63.15	14,525	CONDITION ELEM	CD
\$NLA(RCN)	\$182	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	ATF	L	ATTIC FINISH	460	1922	109.68	50,455	EXTERIOR	A
				ROOF SHAPE	2	HIP	1.00	+	BAS	L	BASE AREA	1,394	1922	169.76	236,649	INTERIOR	A
				ROOF COVER	1	ASPH SHINGLES	1.00	+	EPA	N	ENCLOSED PORCH	304		90.20	27,421	KITCHEN	A
				FLOOR COVER	2	SOFTWOOD	1.00	G	BAS	L	BASE AREA	840	2006	169.76	142,600	BATHS	A
				INT FINISH	1	PLASTER	1.00	H	OPA	N	OPEN PORCH	72		51.50	3,708	HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02	F11	O	O	FPL 1S 1OP	1		7,281.00	7,281	ELECT	A
				FUEL SOURCE	2	GAS	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1.5	1.00														
ROOMS		8	1.00														
BEDROOMS		3	1.00														
BATHROOMS		3	1.00														
# 1/2 BATHS		0	1.00														
TOT FIXTURES		9	\$6,365														
# UNITS		2	1.02														
																EFF.YR/AGE	1973 / 49
																COND	30 30 %
																FUNC	0
																ECON	0
																DEPR	30 % GD 70
																RCNLD	\$342,300