Key: 3745

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3,566

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
EMANUELLO TODD C & FERRY MICHAELA R 35 FAY RD SCITUATE, MA 02066	34-27-2-0	35 FAY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
EMANUELLO TODD C &	06/27/2019	V	405,000	(128729)
WELLS BARBARA	08/04/2004	QS	340,000	(105844)
MOORE ELEANOR F	01/01/1974	QS	18,000	()

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

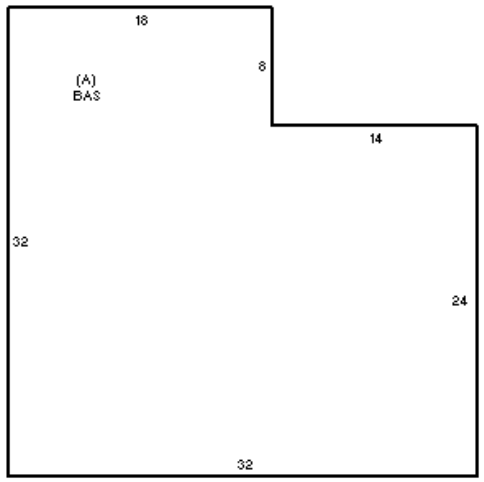
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

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	440,000	6.92	100 1.00	R03 1.00			349,460

TOTAL	5,009 SF	ZONING		FRNT	52
Ngh	OCEANSIDE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	349,500	317,700
BUILDING	131,700	117,100
DETACHED	700	700
OTHER	0	0
TOTAL	**481,900**	**435,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70		1997	60	17.03	700

PHOTO 10/23/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/15/2010	PL
LIST	9/15/2010	EST
REVIEW	4/6/2011	ER

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	912	DETAIL ADJ	0.798
$NLA(RCN)	$206	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$1,915
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	5	ASBESTOS	0.96
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	912	1950	196.14	178,882
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	188,078
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1973 / 49	
COND	30	30 %
FUNC	0	
ECON	0	
DEPR	30	% GD 70
RCNLD		$131,700