

Key: 3748

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.569

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DONAHUE PAULA A C/O CARVER PAULA A P.O.BOX 52531 BOSTON, MA 02205				34-27-7-0				43 FAY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
DONAHUE PAULA A				11/18/1993	QS	95,000		(85547)			
DRAKE LINDA S				05/22/1986	F			(73273)			
DRAKE DAVID F TR				01/01/1978	QS			(59170)			

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	%
10-156	04/26/2010	3	ALTERATIONS	6,300	06/28/2010	SJ	100	100

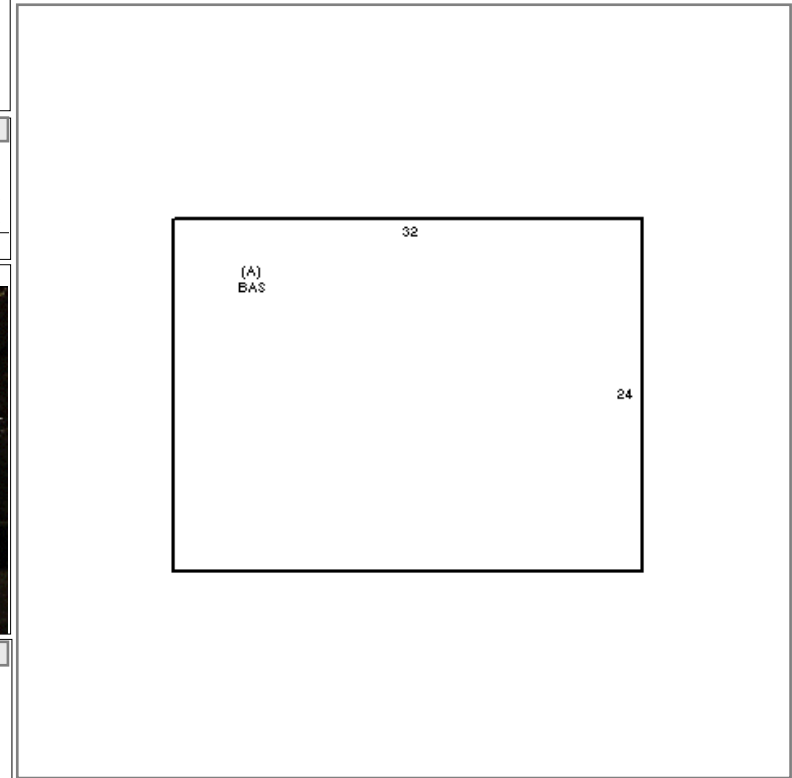
LAND

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	100	1.00	440,000	6.92	100	1.00	R03 1.00	349,460

TOTAL	5,009 SF	ZONING	FRNT	47	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	349,500	317,700		
Inf1	FACTOR 100		BUILDING	118,300	106,800		
Inf2	PHY 100		DETACHED	600	600		
			OTHER	0	0		
			TOTAL	468,400	425,100		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		50	17.03	600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/28/2010	SJ
MODEL	1		RESIDENTIAL	LIST	6/28/2010	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	4/6/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY12 STYLE CHANGE FROM COTT/BUNG TO RANCH PER FIELD REVIEW.

G

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	171,493		
NET AREA	768	DETAIL ADJ	0.807	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	768	1950	210.60	161,743	CONDITION ELEM	CD		
\$NLA(RCN)	\$223	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00		FPL	O	FIREPLACE	1		7,813.00	7,813	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00											INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00											KITCHEN	
				FLOOR COVER	14	COMB	1.00											BATHS	
				INT FINISH	1	PLASTER	1.00											HEAT	
				HEATING/COOLING	1	FORCED AIR	1.00											ELECT	
				FUEL SOURCE	1	OIL	1.00											EFF.YR/AGE	1972 / 50
																		COND	31 31 %
																		FUNC	0
																		ECON	0
																		DEPR	31 % GD 69
																		RCNLD	\$118,300