

Key: 3749

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3570

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DWYER PETER J TRUSTEE 45 FAY ROAD SCITUATE, MA 02066				34-27-8-0				45 FAY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DWYER PETER J TRUSTEE				11/08/1999	F		1 (96484)				
DWYER PETER J				10/30/1996	XX		(C00090478)				
DWYER KENNETH R & FRANCOI				01/01/1966	XX		37311-0				

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

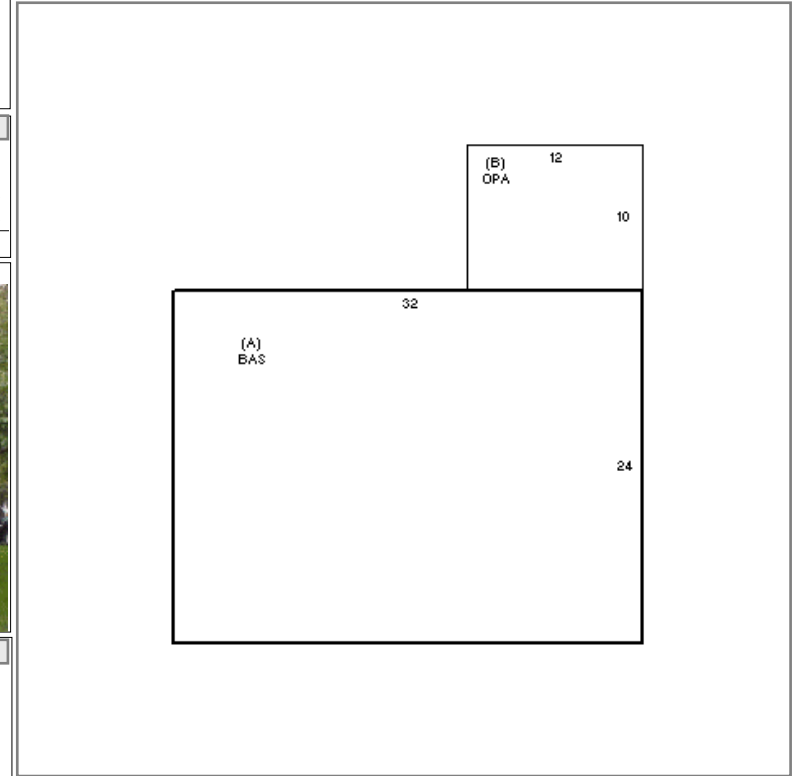
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	5,000	OS 1.00	100	1.00	100	1.00	440,000	6.92	100	1.00	R03 1.00	349,460

TOTAL	5,009 SF	ZONING		FRNT	51	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE				LAND	349,500	317,700
Inf1	FACTOR 100		BUILDING	118,100	106,600			
Inf2	PHY 100		DETACHED	500	500			
			OTHER	0	0			
						TOTAL	468,100	424,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		40	17.03	500



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



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	9/15/2010	PL
MODEL	1		RESIDENTIAL	LIST	9/15/2010	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%]			

BUILDING

YEAR BLT	1951	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	171,183	
NET AREA	768	DETAIL ADJ	0.775	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	768	1951	202.25	155,330	CONDITION ELEM	CD	
\$NLA(RCN)	\$223	OVERALL	1.000	EXT COVER	5	ASBESTOS	0.96	B	OPA	N	OPEN PORCH	120		51.50	6,180	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00		FPL	O	FIREPLACE	1		7,813.00	7,813	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	99	N/A	1.00											
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	\$1,860															
# UNITS		1	1.00															
																	EFF.YR/AGE	1972 / 50
																	COND	31 31 %
																	FUNC	0
																	ECON	0
																	DEPR	31 % GD 69
																	RCNLD	\$118,100