

Key: 3750

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.571

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DEANDRADE BENJAMIN & FRANSISCA 49 FAY ROAD SCITUATE, MA 02066				34-27-10-0				49 FAY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
DEANDRADE BENJAMIN				01/01/1976	QS			(55170)			
SCHULTZ ELIZABETH V				01/01/1972	XX			(C00047730)			

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 %

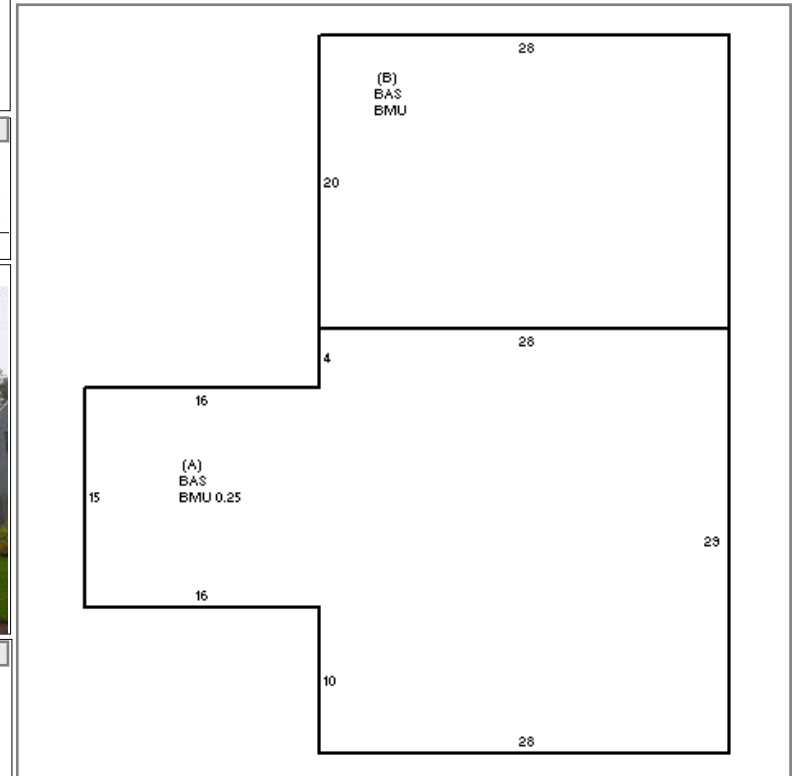
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	OS 1.00	100	1.00	440,000	3.58	100	1.00	R03		361,190

TOTAL	10,000 SF	ZONING	C/W 9	FRNT	106	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE		LAND		361,200	328,400	
Infl1	FACTOR 100			BUILDING		211,100	190,600	
Infl2	PHY 100			DETACHED		0	0	
				OTHER		0	0	
				<b>TOTAL</b>		<b>572,300</b>	<b>519,000</b>	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

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%]			

BLDG COMMENTS

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YEAR BLT	1951	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	319,885
NET AREA	1,612	DETAIL ADJ	0.816	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	823		50.06	41,197	CONDITION ELEM	CD
\$NLA(RCN)	\$198	OVERALL	1.000	EXT COVER	5	ASBESTOS	0.96	+	BAS	L	BASE AREA	1,612	1951	171.67	276,730	EXTERIOR	
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00									INTERIOR	
STORIES	1	1.00		ROOF COVER	1	ASPH SHINGLES	1.00									KITCHEN	
ROOMS	4	1.00		FLOOR COVER	14	COMB	1.00									BATHS	
BEDROOMS	2	1.00		INT FINISH	1	PLASTER	1.00									HEAT	
BATHROOMS	1	1.00		HEATING/COOLING	99	N/A	1.00									ELECT	
# 1/2 BATHS	0	1.00		FUEL SOURCE	99	N/A	1.00										
TOT FIXTURES	3	\$1,958														EFF.YR/AGE	1972 / 50
# UNITS	1	1.00														COND	31 31 %
																FUNC	3 PARTIAL HEAT
																ECON	0
																DEPR	34 % GD 66
																RCNLD	\$211,100