

Key: 6680

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.377

LEGAL

LAND

DETAILED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION			
FUSCO THOMAS ANTHONY TR & DANIEL JOHN TR 20 FAY RD SCITUATE, MA 02066				34-24-14-0				20 FAY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FUSCO THOMAS ANTHONY TR & FUSCO ANTHONY D & CYNTHIA				07/08/2020	V	1 (130393)					
				01/01/1969	QS	8,500 (42179)					

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	%
97-586	10/07/1997	7	OTHERS		01/25/2023	JD	100	100
97-405	07/14/1997	3	ALTERATIONS				100	100
		3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,000	OS 1.00	100	1.00	100	1.00	440,000	3.58	100	1.00	R03 1.00	361,190

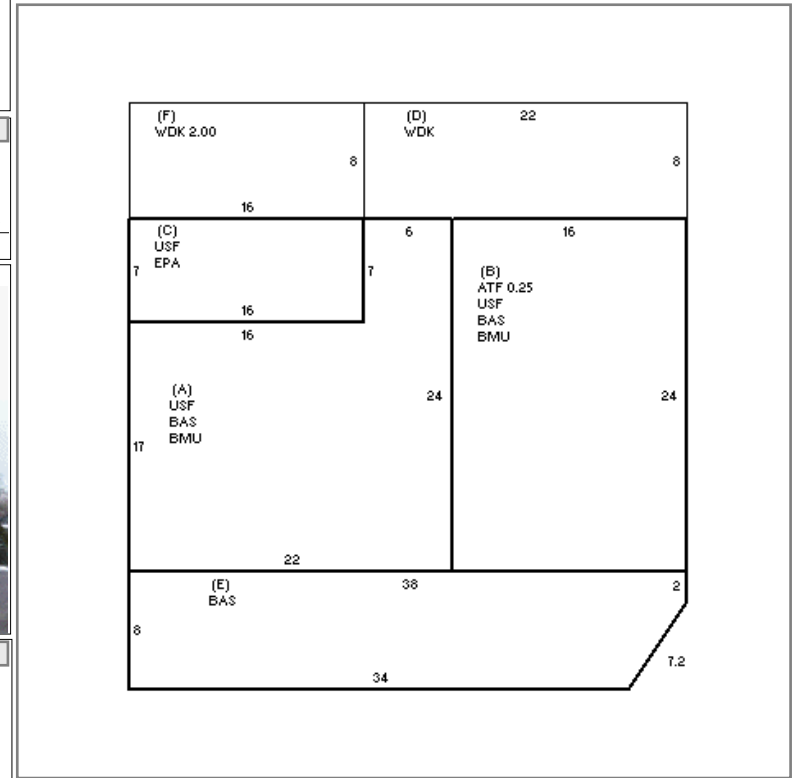
TOTAL	10,019 SF	ZONING	FRNT	120	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	361,200	328,400
Inf1	FACTOR 100		BUILDING	362,800	191,600		
Inf2	PHY 100		DETACHED	13,200	12,200		
			OTHER	0	0		
					<b>TOTAL</b>	<b>737,200</b>	<b>532,200</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		40	17.03	500
SHF	+	1.10	10 0.90	1997	200	13.52	2,400
SHF	A	1.00	10 0.90	1997	120	13.93	1,500
S/V	A	1.00	SV 1.00 IPV		8,000	1.10	8,800



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/14/2009	PL
MODEL	1		RESIDENTIAL	LIST	5/14/2009	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	1/25/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	2,100	DETAIL ADJ	1.200
\$NLA(RCN)	\$270	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		2.25	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		6	\$5,760
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	800		50.52	40,416
+	USF	L	UPPER STORY FIN	912	1940	218.08	198,887
B	ATF	L	ATTIC FINISH	96	1940	154.94	14,874
C	EPA	N	ENCLOSED PORCH	112		90.20	10,102
+	WDK	N	WOOD DECK	432		38.40	16,589
+	BAS	L	BASE AREA	1,092	1940	239.81	261,868
	F31	O	FPL 3S 1OP	2		9,197.00	18,394

TOTAL RCN	566,890
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1968 / 54
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$362,800