

Key: 6685

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.383

LEG
AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
CLINTON TIMOTHY & CAROL J 7 FAY RD SCITUATE, MA 02066				34-23-4-0				7 FAY RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
CLINTON TIMOTHY & CAROL J				07/22/1991	QS	131,000	(81709)					
MCLAUGHLIN MARIE L				03/28/1980	XX		(C00063320)					
MCLAUGHLIN MARIL L & MCCA				01/02/1980	XX		(C00063039)					
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	1.00	440,000	3.58	1.00	R03	1.00		361,190

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	%
21-1335	10/12/2021	3	ALTERATIONS	10,000	07/07/2022	JD	100	100
18-565	08/27/2018	2	ADDITIONS	76,200	07/29/2019	JD	100	100
93-581	09/27/2003	2	ADDITIONS				100	100
96-486	10/08/1996	3	ALTERATIONS				100	100
95-349A	06/20/1995	3	ALTERATIONS				100	100

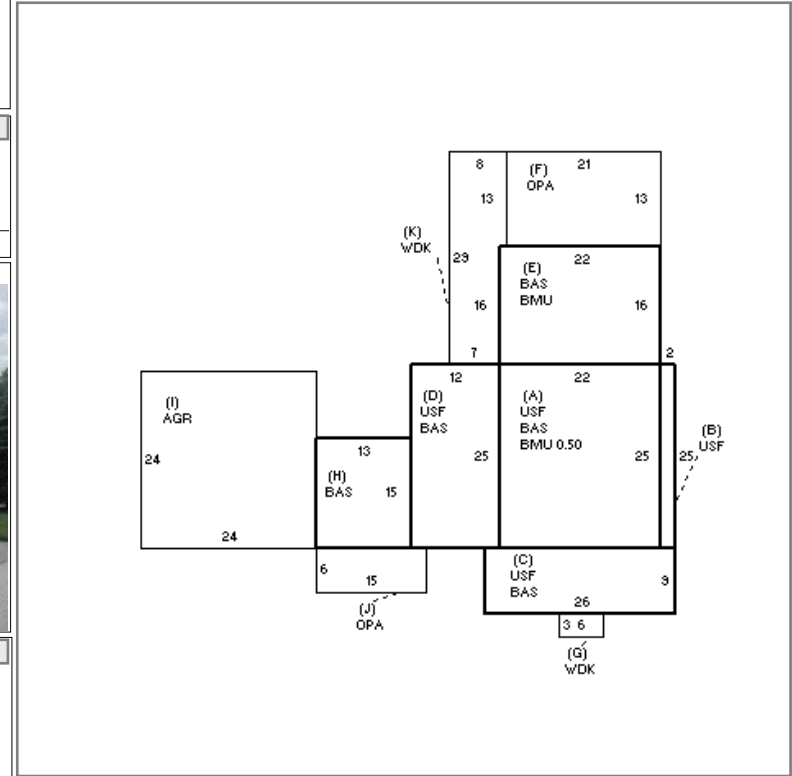
DET
ACHED

TOTAL	10,000 SF	ZONING	FRNT	121	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E C/W 3	LAND	361,200	328,400		
Inf1	FACTOR 100		BUILDING	589,900	524,500		
Inf2	PHY 100		DETACHED	3,400	3,200		
			OTHER	0	0		
			TOTAL	954,500	856,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	14 X 13	182	12.52	1,600
PTD	A	1.00	20 0.80	17 X 17	289	7.96	1,800



BLDG COMMENTS		
Generator		



B
U
I
L
D
I
N
G

BUILDING	CD	ADJ	DESC	MEASURE	7/29/2019	JD
MODEL	1		RESIDENTIAL	LIST	7/29/2019	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	7/7/2022	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1925	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,765	DETAIL ADJ	1.248	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$296	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	2	ADJ	1.00	ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	7		1.00	FLOOR COVER	2	SOFTWOOD	1.00
BEDROOMS	3		1.00	INT FINISH	1	PLASTER	1.00
BATHROOMS	1		1.00	HEATING/COOLING	11	HW/COOL AIR	1.04
# 1/2 BATHS	1		1.00	FUEL SOURCE	2	GAS	1.00
TOT FIXTURES	5	\$5,491					
# UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	819,267
+	BMU	N	BSMT UNFINISHED	627		60.67	38,038	CONDITION ELEM	CD
+	USF	L	UPPER STORY FIN	1,134	1925	238.69	270,676	EXTERIOR	G
+	BAS	L	BASE AREA	1,631	1925	262.47	428,094	INTERIOR	G
+	OPR	N	OPEN PORCH	363		56.65	20,565	KITCHEN	G
+	WDK	N	WOOD DECK	234		42.24	9,885	BATHS	G
I	AGR	N	ATT GARAGE	576		46.91	27,019	HEAT	A
	F21	O	FPL 2S 1OP	1		9,062.90	9,063	ELECT	A
	FPL	O	FIREPLACE	1		8,594.30	8,594		
	ODS	O	OUT DOOR SHOWER	1		1,842.50	1,843		
								EFF.YR/AGE	1977 / 45
								COND	28 28 %
								FUNC	0
								ECON	0
								DEPR	28 % GD 72
								RCNLD	\$589,900