

Key: 10920

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.433

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CALLAHAN JOSEPH & MAURA 89 CAPTAIN PEIRCE RD SCITUATE, MA 02066				26-1-18-A				89 CAPTAIN PEIRCE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CALLAHAN JOSEPH & MAURA				12/22/1994	QS	157,500	13333-82				
BRENNER NELSON AND CAROLE				01/01/1984	XX		5790-340				

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	%
12-390	07/16/2012	3	ALTERATIONS	21,000	06/27/2013	SJ	100	100
92-754	10/01/1992	6	CYCL GROWTH		09/14/2005		100	100
		1	NEW CONST				100	100


LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	9,657	SC 1.00	100	1.00	100	1.00	316,800	3.70	80	0.80	R04 0.90	259,570

TOTAL	9,657 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E lot accessed via easement/ no frontage on Capt. Pierce Rd/ SHARED DRIVE	LAND	259,600	249,100		
Inf1	FACTOR 100		BUILDING	375,400	338,000		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	635,000	587,100		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								10/06/2003




BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/27/2013	SJ
MODEL	1		RESIDENTIAL	LIST	6/27/2013	SJ
STYLE	4	1.10	CAPE [100%]	REVIEW	3/1/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1994	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	452,235		
NET AREA	1,764	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,008		47.03	47,402	CONDITION ELEM	CD		
\$NLA(RCN)	\$256	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	1,008	1994	231.79	233,642	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	756	1994	210.79	159,354	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK	168		38.40	6,451	KITCHEN			
				FLOOR COVER	13	COMB	1.00									BATHS			
				INT FINISH	2	DRYWALL	1.00									HEAT			
				HEATING/COOLING	2	HOT WATER	1.02									ELECT			
				FUEL SOURCE	99	N/A	1.00												
																		EFF.YR/AGE	2005 / 17
																		COND	17 17 %
																		FUNC	0
																		ECON	0
																		DEPR	17 % GD 83
																		RCNLD	\$375,400