

Key: 10921

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.434

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
ALEXANDER DAVID P & LESLIE-ANN				26-1-18-B				89-A CAPTAIN PEIRCE RD				
89-A CAPTAIN PEIRCE RD SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				ALEXANDER DAVID P & POWERS MATTHEW J & NUNN MARIE				05/27/2021	QS	627,000	555052-244	
								05/31/2016	QS	399,900	46992-250	
								08/05/2003	QS	417,000	26063-283	

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	%
93-593	10/04/1993	7	OTHERS		09/07/2021	JD	100	100
		3	ALTERATIONS		03/25/2004	PJB	100	100
		1	NEW CONST				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,307	SC 1.00	100	1.00	316,800	4.82	80	0.80	R04	0.90	255,940

TOTAL	7,307 SF		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE		N O T E	INFL. 3 = lot accessed via easement/ no frontage on Capt. Pierce Rd		LAND	255,900	245,600
Infl1	FACTOR 100			BUILDING	394,200	355,000		
Infl2	PHY 100			DETACHED	0	0		
				OTHER	0	0		
				TOTAL	650,100	600,600		

PHOTO 08/30/2022

BLDG COMMENTS  
MLS

DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	8/30/2022	JD
MODEL	1		RESIDENTIAL	LIST	8/30/2022	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	9/7/2021	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1996	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	474,999	
NET AREA	1,663	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,008		51.73	52,142	CONDITION ELEM	CD	
\$NLA(RCN)	\$286	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	1,008	1996	258.09	260,152	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	655	1996	234.70	153,731	INTERIOR	G	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	33		42.23	1,394	KITCHEN	G	
				FLOOR COVER	13	COMB	1.00		GEN	O	GENERATOR	1		0.00		BATHS	G	
				INT FINISH	2	DRYWALL	1.00		ODS	O	OUT DOOR SHOWER	1		1,655.50	1,656	HEAT	A	
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	A	
				FUEL SOURCE	2	GAS	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1.65	1.00															
ROOMS		5	1.00															
BEDROOMS		2	1.00															
BATHROOMS		2	1.00															
# 1/2 BATHS		0	1.00															
TOT FIXTURES		6	\$5,925															
# UNITS		1	1.00															
																EFF.YR/AGE	2005 / 17	
																COND	17 17 %	
																FUNC	0	
																ECON	0	
																DEPR	17 % GD 83	
																RCNLD	\$394,200	