

Key: 10956

Town of SCITUATE - Fiscal Year 2024

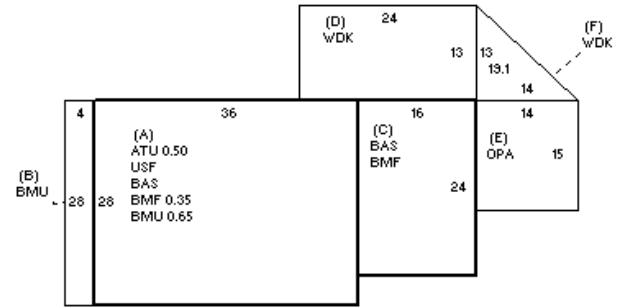
10/18/2023 5:31 pm SEQ #: 8.470

CURRENT OWNER							PARCEL ID				LOCATION			
DENIS NICOLAS C & ALLISON 140 CAPTAIN PEIRCE RD SCITUATE, MA 02066							26-3-5-0				140 CAPTAIN PEIRCE RD			
TRANSFER HISTORY							DOS	T	SALE PRICE		BK-PG (Cert)			
DENIS NICOLAS C & ALLISON							11/15/2019	QS	755,000		51953-7			
BURNS DAVID F & CHRISTA L							08/14/2003	QS	621,000		26186-286			
BENINTEDE J WILLIAM & MA							06/22/1994	QS	95,000		12966-257			
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	22,488	SC 1.00	100	1.00	396,000	1.68	100	1.00	R04	0.90	343,170		

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 %
17-457	07/18/2017	3	ALTERATIONS	36,400	03/29/2018	JD	100 100

TOTAL	22,488 SF	ZONING	FRNT	214	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	343,200	329,300
Infl1	FACTOR 100		BUILDING	557,300	515,100		
Infl2	PHY 100		DETACHED	1,200	1,200		
			OTHER	0	0		
			TOTAL	901,700	845,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	20 0.80 8 X 10		80	19.16	1,200



BUILDING	CD	ADJ	DESC	MEASURE	3/29/2018	JD
MODEL	1		RESIDENTIAL	LIST	3/29/2018	JD
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/10/2020	JD
QUALITY	+	1.10	AVG +/-GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		
MLS		

YEAR BLT	1994	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	671,449		
NET AREA	2,400	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	767		46.91	35,981	CONDITION ELEM	CD		
\$NLA(RCN)	\$280	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,392	1994	223.55	311,182	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,008	1994	203.30	204,922	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATU	N	ATTIC UNF	504		40.70	20,513	KITCHEN	G		
				FLOOR COVER	13	COMB	1.00	+	BMF	N	BSMT FINISH-SEP	737		65.86	48,535	BATHS	A		
				INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	403		42.24	17,023	HEAT	A		
				HEATING/COOLING	11	HW/COOL AIR	1.04	E	OPA	N	OPEN PORCH	210		56.65	11,897	ELECT	U		
				FUEL SOURCE	2	GAS	1.00		BMG	O	BSMT GARAGE	2		2,740.10	5,480				
									FPL	O	FIREPLACE	1		8,594.30	8,594				
				CAPACITY		UNITS	ADJ											EFF.YR/AGE	2005 / 17
STORIES	2.5	1.00												COND	17 17 %				
ROOMS	9	1.00												FUNC	0				
BEDROOMS	4	1.00												ECON	0				
BATHROOMS	2	1.00												DEPR	17 % GD 83				
# 1/2 BATHS	1	1.00												RCNLD	\$557,300				
TOT FIXTURES	8	\$7,322																	
# UNITS	1	1.00																	