

Key: 1112

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.061

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
ABBATE MICHAEL L & BRATSOS CHERYL L 167 CAPTAIN PEIRCE RD SCITUATE, MA 02066				26-2-8-0				167 CAPTAIN PEIRCE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ABBATE MICHAEL L & FRIEDMAN JOYCE F				08/02/2019	QS	685,000	51460-122				
				02/22/1999	QS	349,000	17170-293				
ASHTON THOMAS A & AMANDA				04/08/1991	QS	219,000	10220-153				

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	%
04-718	10/28/2004	2	ADDITIONS	36,946	06/03/2005	SJ	100	100
		2	ADDITIONS		02/24/2004	PJB	100	100
02-508	09/04/2002	3	ALTERATIONS				100	100
89-138	04/10/1989	3	ALTERATIONS				100	100
88-131	04/01/1988	2	ADDITIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,347	SC 1.00	100	1.00	396,000	1.50	100	1.00	R03	0.90	346,720

DETACHED

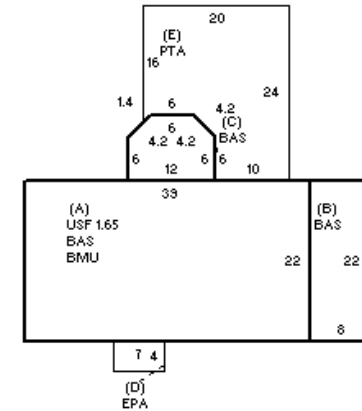
TOTAL	25,347 SF	ZONING	FRNT	119	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	346,700	332,700
Inf1	FACTOR 100		BUILDING	540,400	480,800		
Inf2	PHY 100		DETACHED	200	200		
			OTHER	0	0		
					<b>TOTAL</b>	<b>887,300</b>	<b>813,700</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		200	1.10	200



BUILDING	CD	ADJ	DESC	MEASURE	4/13/2011	SJ
MODEL	1		RESIDENTIAL	LIST	4/13/2011	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	9/1/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
mls



BUILDING

YEAR BLT	1870	SIZE ADJ	1.000
NET AREA	2,549	DETAIL ADJ	1.200
\$NLA(RCN)	\$272	OVERALL	1.000

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	24	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	4	STEAM	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	858		54.32	46,608
A	USF	L	UPPER STORY FIN	1,416	1870	232.29	328,929
+	BAS	L	BASE AREA	1,133	1870	255.44	289,412
D	EPA	N	ENCLOSED PORCH	28		99.24	2,779
E	PTA	N	PATIO	395		16.39	6,475
	F31	O	FPL 3S 1OP	1		10,116.70	10,117

TOTAL RCN	692,767
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$540,400