

Key: 1121

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.070

LEGAL

LAND

DETACHED

BUILDING

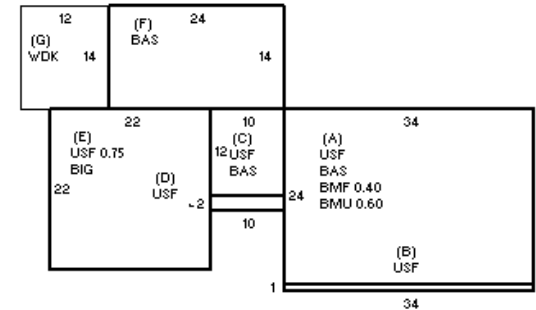
CURRENT OWNER				PARCEL ID				LOCATION				
MCCARTHY RYAN H & ADELE				26-2-13-0				175 CAPTAIN PEIRCE RD				
175 CAPTAIN PEIRCE RD SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MCCARTHY RYAN H & SCOTTI, EILEEN F				07/18/2013	QS	513,000	43366-33	
				VANGESTEL ALLAN AND JUNE				12/29/1986	QS		7379-298	
								01/01/1965	XX		3103-111	

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	%
17-744	11/17/2017	3	ALTERATIONS		03/29/2018	JD	100	100
89-267	05/01/1989	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,042	SC 1.00	100	1.00	396,000	2.60	100	1.00	R03	0.90	331,620

TOTAL	14,042 SF	ZONING	FRNT	67	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	331,600	318,200
Inf1	FACTOR 100		BUILDING	445,200	419,300		
Inf2	PHY 100		DETACHED	900	800		
			OTHER	0	0		
			TOTAL	777,700	738,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		800	1.10	900



BUILDING	CD	ADJ	DESC	MEASURE	3/29/2018	JD
MODEL	1		RESIDENTIAL	LIST	3/29/2018	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/11/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
exterior shower

YEAR BLT	1952	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	593,538		
NET AREA	2,625	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	490		50.18	24,590	CONDITION ELEM	CD		
\$NLA(RCN)	\$226	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	326		70.45	22,966	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,353	1952	182.22	246,547	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,272	1952	200.38	254,881	KITCHEN			
				FLOOR COVER	99	N/A	1.00	E	BIG	N	BUILT-IN GARAGE	484		46.23	22,376	BATHS			
				INT FINISH	99	N/A	1.00	G	WDK	N	WOOD DECK	168		38.40	6,451	HEAT			
				HEATING/COOLING	11	HW/COOL AIR	1.04	F21	O	O	FPL 2S 1OP	1		8,239.00	8,239	ELECT			
				FUEL SOURCE	2	GAS	1.00	GEN	O	O	GENERATOR	1		0.00					
																		EFF.YR/AGE	1990 / 32
																		COND	25 25 %
																		FUNC	0
																		ECON	0
																		DEPR	25 % GD 75
																		RCNLD	\$445,200