

Key: 1130

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.079

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION					
ADAMS CHRISTOPHER M & CUDDAHY LAUREN M				26-2-18-0				201 CAPTAIN PEIRCE RD					
201 CAPTAIN PEIRCE RD				SCITUATE, MA 02066				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
				ADAMS CHRISTOPHER M & THURLOW PAUL J & CAROLE				10/19/2021	QS	500,000	55864-282		
				ANDERSON JAMES AND MARGUE				01/01/1971	QS	3621-606			
								01/01/1954	XX	2301-215			

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 %
		7	OTHERS		08/30/2022	JD	100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	15,638	SC 1.00	100	1.00	100	1.00	396,000	2.35	100	1.00	R03 0.90	333,970

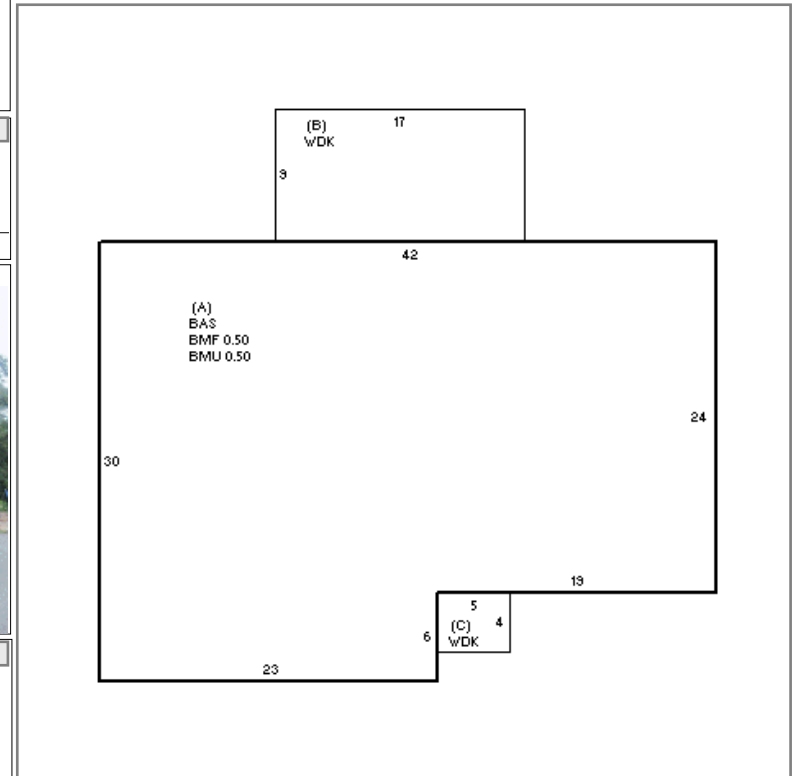
TOTAL	15,638 SF	ZONING	NO T E	FRNT	122	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE			LAND		334,000	320,500	
Inf1	FACTOR 100			BUILDING		208,200	185,200	
Inf2	PHY 100			DETACHED		0	0	
				OTHER		0	0	
				<b>TOTAL</b>		<b>542,200</b>	<b>505,700</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS	MLS
---------------	-----

BUILDING	CD	ADJ	DESC	MEASURE	8/30/2022	JD
MODEL	1		RESIDENTIAL	LIST	8/30/2022	EST
STYLE	1	0.85	RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1953	SIZE ADJ	1.000
NET AREA	1,146	DETAIL ADJ	0.867
\$NLA(RCN)	\$267	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,081	
# UNITS	1	1.00	

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	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	573		45.43	26,029
A	BMF	N	BSMT FINISH-SEP	573		63.77	36,540
A	BAS	L	BASE AREA	1,146	1953	198.66	227,669
+	WDK	N	WOOD DECK	173		38.40	6,643
	F11	O	FPL 1S 10P	1		7,281.00	7,281

TOTAL RCN	306,243
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	A
EFF.YR/AGE	1971 / 51
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$208,200