

Key: 1150

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.099

LEGAL

LAND

DETACHED

BUILDING

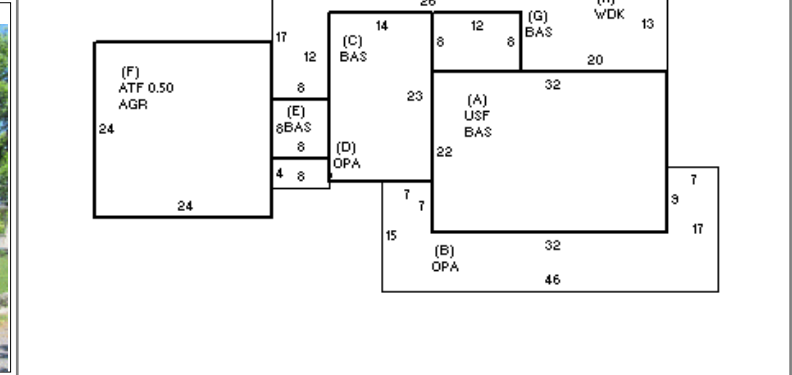
CURRENT OWNER				PARCEL ID				LOCATION			
MCDONALD DOUGLAS C & KATHLEEN M				26-2-30-0				196 CAPTAIN PEIRCE RD			
196 CAPTAIN PEIRCE RD SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				MCDONALD DOUGLAS C & MCDONALD DOUGLAS C TR & MCDONALD DOUGLAS C & KATH				03/18/2022	F	1 56578-311	
								03/15/2016	F	1 46685-279	
								04/21/2011	QS	435,000	39860-69

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 %
22-1313	12/20/2022	3	ALTERATIONS	54,995	05/25/2023	NC	100 100
20-833	11/24/2020	3	ALTERATIONS	15,500	06/30/2021	JD	100 100
		3	ALTERATIONS	3,000	06/12/2007	SJ	100 100
06-227	04/24/2006	3	ALTERATIONS	3,000	06/21/2006	SJ	100 100
97-685	12/05/1997	2	ADDITIONS				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,114	SC 1.00	100	1.00	396,000	1.57	100	1.00	R03	0.90	345,200

TOTAL	24,114 SF	ZONING	FRNT	151	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	345,200	331,300
Inf1	FACTOR 100		BUILDING	425,500	363,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL					770,700	695,100	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	6/30/2021	JD
MODEL	1		RESIDENTIAL	LIST	6/30/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/30/2023	MR
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1947	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	545,477				
NET AREA	2,178	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	1,186	1947	224.98	266,831	CONDITION ELEM	CD				
\$NLA(RCN)	\$250	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	704	1947	204.60	144,037	EXTERIOR	G				
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	512		56.65	29,005	INTERIOR	G				
				ROOF COVER	1	ASPH SHINGLES	1.00	F	AGR	N	ATT GARAGE	576		46.91	27,019	KITCHEN	V				
				FLOOR COVER	24	COMB	1.00	F	ATF	L	ATTIC FINISH	288	1947	145.36	41,865	BATHS	G				
				INT FINISH	1	PLASTER	1.00	H	WDK	N	WOOD DECK	526		42.24	22,218	HEAT	A				
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F21	O		FPL 2S 1OP	1		9,062.90	9,063	ELECT	U				
				FUEL SOURCE	2	GAS	1.00														
																		EFF.YR/AGE	1997 / 25		
																		COND	22 22 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	22	% GD	78
																		RCNLD	\$425,500		