

Key: 1207

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.155

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
HERSCHFIELD KENNETH & CHRISTIN 118 CAPTAIN PEIRCE RD SCITUATE, MA 02066		26-3-7-A		118 CAPTAIN PEIRCE RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
HERSCHFIELD KENNETH & CHR		11/26/2003	QS	560,000	27107-196
SEDELL EVA O		11/18/2003	XX		27047-197
SEDELL EVA O TRUSTEE		07/08/1996	QS	1	14495-224

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 %
14-09-299	05/13/2014	3	ALTERATIONS	38,000	09/23/2014	RJM	100 100
04-079	07/06/2009	3	ALTERATIONS	24,011	07/28/2010	SJ	100 100
	02/19/2004	3	ALTERATIONS				100 100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC	1.00	100	1.00	100	1.00	R04	0.90		363,640
300	A	0.282	SC	1.00	100	1.00	100	1.00	R04	0.90		5,030

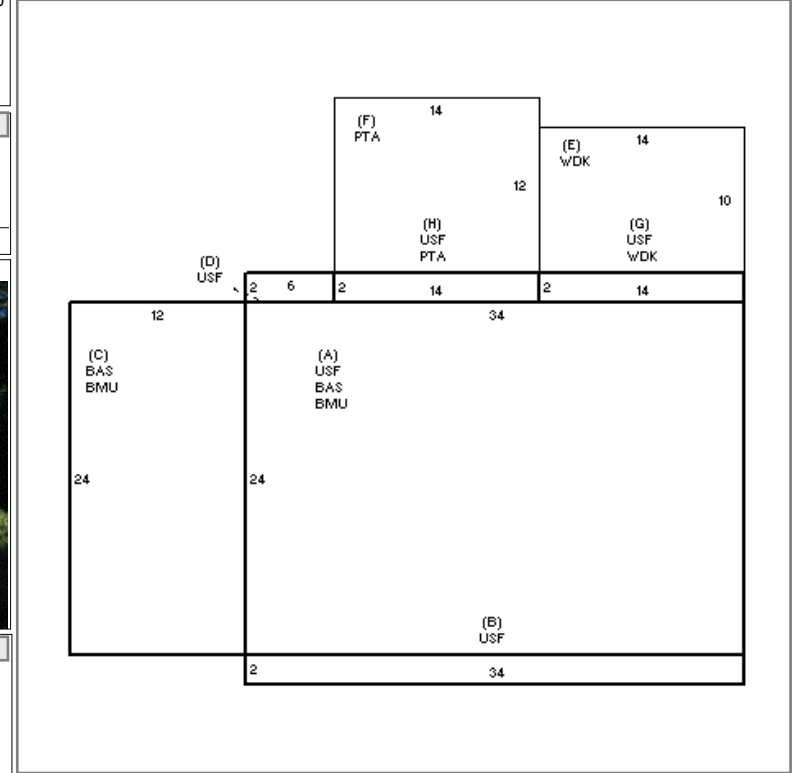
TOTAL	1.200 Acres	ZONING	FRNT	104	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	368,700	354,000		
Inf1	FACTOR 100		BUILDING	414,000	384,100		
Inf2	PHY 100		DETACHED	1,100	1,000		
			OTHER	0	0		
			TOTAL	783,800	739,100		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		1,000	1.10	1,100



BUILDING	CD	ADJ	DESC	MEASURE	7/28/2010	SJ
MODEL	1		RESIDENTIAL	LIST	7/28/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/26/2014	RJM
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BUILDING

YEAR BLT	1975	SIZE ADJ	1.000
NET AREA	2,056	DETAIL ADJ	1.020
\$NLA(RCN)	\$258	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	8	\$7,181	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,104		50.48	55,727
+	BAS	L	BASE AREA	1,104	1975	224.93	248,321
+	USF	L	UPPER STORY FIN	952	1975	204.55	194,730
+	WDK	N	WOOD DECK	168		42.24	7,096
+	PTA	N	PATIO	196		16.39	3,212
	BMG	O	BSMT GARAGE	2		2,740.10	5,480
	F21	O	FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	530,809
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$414,000