

Key: 1213

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.161

LEGAL

| CURRENT OWNER   |  |  |  | PARCEL ID  |    |            |              | LOCATION              |  |  |  |
|---|--|--|--|------------|----|------------|--------------|-----------------------|--|--|--|
| FOLEY MICHAEL J & MEGAN SHEEHY<br>108 CAPTAIN PEIRCE RD<br>SCITUATE, MA 02066 |  |  |  | 26-3-8-0   |    |            |              | 108 CAPTAIN PEIRCE RD |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                       |  |  |  |
| FOLEY MICHAEL J & MEGAN S   |  |  |  | 09/14/2017 | QS | 975,000    | 48924-266    |                       |  |  |  |
| BANGERT DONNA L & ALBERT  |  |  |  | 05/08/2013 | F  | 1          | 43034-343    |                       |  |  |  |
| BANGERT DONNA L & ALBERT  |  |  |  | 01/29/2010 | F  | -100       | 38189-197    |                       |  |  |  |

| 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    | %   |
| SS-19-04 |            | 5             | SPLIT/SUB/LA |        | 05/18/2017 |    | 100    | 100 |
|          |            | 5             | SPLIT/SUB/LA |        | 06/16/2009 | SJ | 100    | 100 |
| 90-160   | 04/17/2009 | 3             | ALTERATIONS  |        |            |    | 100    | 100 |
| 01-348   | 07/10/2001 | 2             | ADDITIONS    |        |            |    | 100    | 100 |
| 01-052   | 02/13/2001 | 3             | ALTERATIONS  |        |            |    | 100    | 100 |

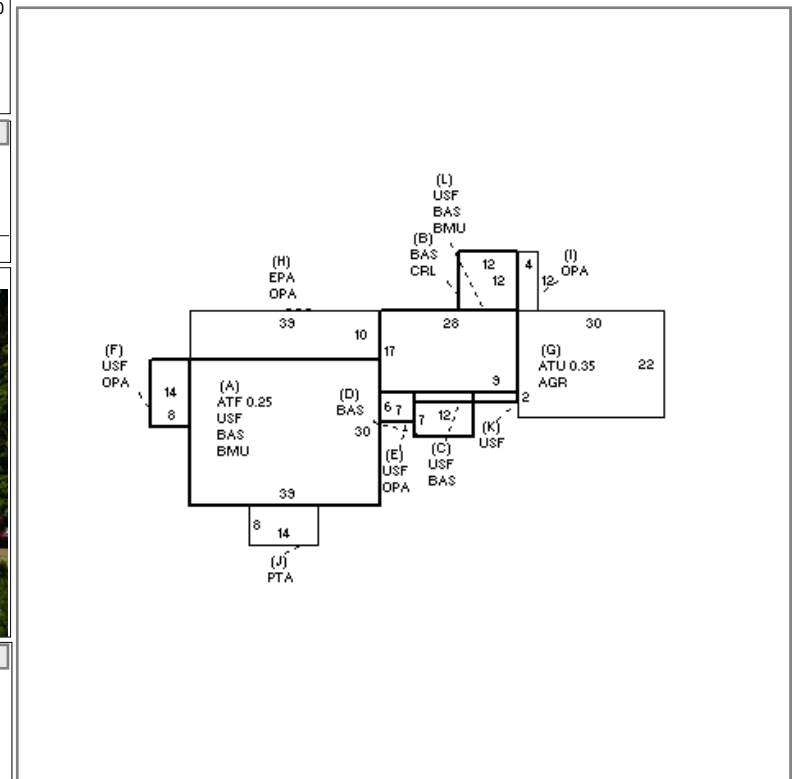
LAND

| 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 | 396,000  | 1.00 | 100  | 1.00 | R04 | 0.90       | 363,640   |
| 300 | A | 0.555    | SC 1.00 | 100  | 1.00 | 14,256   | 1.00 | 80   | 0.80 | R04 | 0.90       | 7,910     |

| TOTAL | 1.473 Acres | ZONING           | FRNT     | 300       | ASSESSED  | CURRENT | PREVIOUS |
|-------|-------------|------------------|----------|-----------|-----------|---------|----------|
| Ngh   | SCITUATE    | N<br>O<br>T<br>E |          |           | LAND      | 371,600 | 357,000  |
| Inf1  | FACTOR 100  |                  | BUILDING | 1,082,400 | 894,000   |         |          |
| Inf2  | PHY 100     |                  | DETACHED | 0         | 0         |         |          |
|       |             |                  | OTHER    | 0         | 0         |         |          |
|       |             |                  | TOTAL    | 1,454,000 | 1,251,000 |         |          |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 3/22/2012 | SJ |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 3/22/2012 | SJ |
| STYLE    | 19 | 1.15 | ANTIQUE [100%]    | REVIEW  | 3/16/2011 | KT |
| QUALITY  | V  | 1.40 | VERY GOOD [100%]  |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |    |

| BLDG COMMENTS |
|---------------|
|               |

G

| YEAR BLT   | 1800  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION   | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN        | TOTAL RCN       | 1,424,202 |           |        |         |  |  |
|------------|-------|------------|-------|-----------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|------------|-----------------|-----------|-----------|--------|---------|--|--|
| NET AREA   | 4,033 | DETAIL ADJ | 1.173 | FOUNDATION      | 5  | BRICK/STONE   | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,646 |      | 57.70     | 94,977     |                 |           |           |        |         |  |  |
| \$NLA(RCN) | \$353 | OVERALL    | 1.000 | EXT COVER       | 2  | CLAPBOARD     | 1.00 | A | ATF | L | ATTIC FINISH    | 293   | 1800 | 193.92    | 56,819     |                 |           |           |        |         |  |  |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE         | 1.00 | B | CRL | N | BSMT CRAWL      | 144   |      | 12.88     | 1,855      |                 |           |           |        |         |  |  |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES | 1.00 | + | BAS | L | BASE AREA       | 1,898 | 1800 | 300.13    | 569,654    |                 |           |           |        |         |  |  |
|            |       |            |       | FLOOR COVER     | 24 | COMB          | 1.00 | + | OPA | N | OPEN PORCH      | 592   |      | 72.10     | 42,683     |                 |           |           |        |         |  |  |
|            |       |            |       | INT FINISH      | 1  | PLASTER       | 1.00 | G | AGR | N | ATT GARAGE      | 660   |      | 57.97     | 38,263     |                 |           |           |        |         |  |  |
|            |       |            |       | HEATING/COOLING | 2  | HOT WATER     | 1.02 | G | ATU | N | ATTIC UNF       | 231   |      | 51.80     | 11,966     |                 |           |           |        |         |  |  |
|            |       |            |       | FUEL SOURCE     | 99 | N/A           | 1.00 | H | EPA | N | ENCLOSED PORCH  | 390   |      | 126.28    | 49,249     |                 |           |           |        |         |  |  |
|            |       |            |       |                 |    |               |      |   |     |   |                 |       | J    | PTA       | N          | PATIO           | 112       |           | 20.86  | 2,337   |  |  |
|            |       |            |       |                 |    |               |      |   |     |   |                 |       | +    | USF       | L          | UPPER STORY FIN | 1,842     | 1800      | 272.94 | 502,755 |  |  |
|            |       |            |       |                 |    |               |      |   |     |   |                 |       | F32  | O         | FPL 3S 2OP | 1               |           | 17,435.60 | 17,436 |         |  |  |
|            |       |            |       |                 |    |               |      |   |     |   |                 |       | F33  | O         | FPL 3S 3OP | 1               |           | 23,069.20 | 23,069 |         |  |  |

| CONDITION ELEM | CD |
|----------------|----|
| EXTERIOR       | G  |
| INTERIOR       | G  |
| KITCHEN        | G  |
| BATHS          | G  |
| HEAT           | U  |
| ELECT          | A  |

| EFF.YR/AGE | 1991 / 31  |
|------------|------------|
| COND       | 25 25%     |
| FUNC       | 0          |
| ECON       | 0          |
| DEPR       | 24 % GD 76 |

| RCNLD | \$1,082,400 |
|-------|-------------|
|-------|-------------|