

Key: 1304

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.250

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CAPRIO STEVEN A & PHOUTHAVONG MELISSA D 115 GROVE ST SCITUATE, MA 02066				36-2-2-0				115 GROVE ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CAPRIO STEVEN A & HOLMES HENRY L				10/19/2020	QS	705,000	53641-54				
DWIGHT GERALD E & GERALD				08/24/2017	V	432,500	48835-134				
				01/20/2011	V	1	39570-149				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-0834	08/10/2022	3	ALTERATIONS	183,500	04/26/2023	JD	100	100
20-115	01/11/2021	5	SPLIT/SUB/LA				100	100
18-326	05/22/2018	1	NEW CONST	120,000	06/18/2018	JD	100	10
18-326	05/22/2018	1	NEW CONST	120,000	04/29/2019	JD	100	60
18-326	05/22/2018	1	NEW CONST	120,000	06/29/2020	JD	100	100

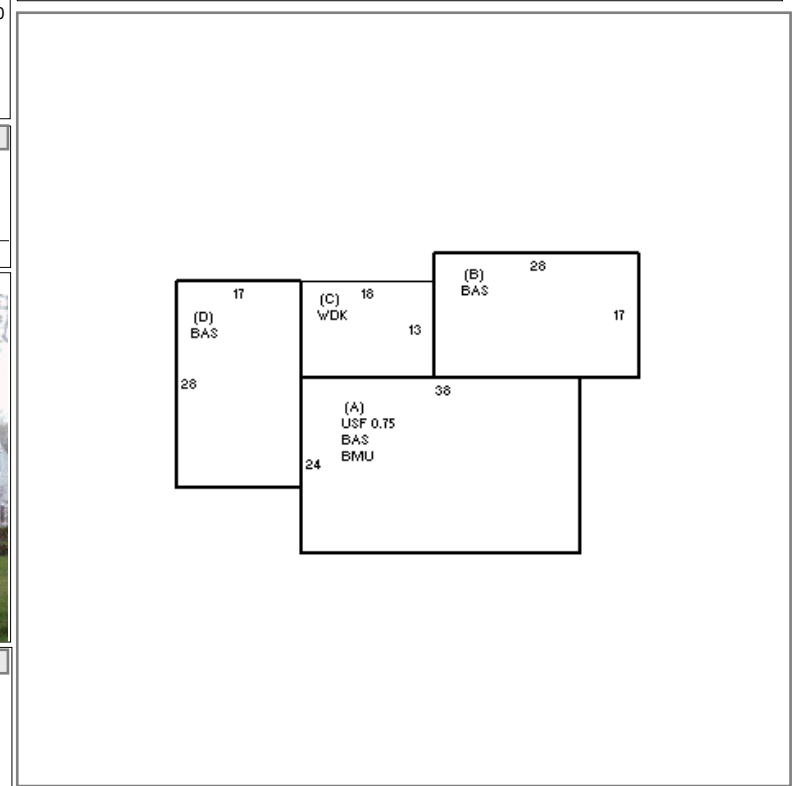
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	0.001	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	20

TOTAL	40,023 SF	ZONING	FRNT	175	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	343,500	312,200
Infl1	FACTOR 100		BUILDING	475,200	422,900		
Infl2	PHY 100		DETACHED	2,400	100,100		
			OTHER	331,200	0		
			TOTAL	1,152,300	835,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20 10 0.90	16X11		176	15.14	2,400



BLDG COMMENTS
LEGAL ACCESSORY DWELLING (BLDG 2)



BUILDING	CD	ADJ	DESC	MEASURE	4/26/2023	JD
MODEL	1		RESIDENTIAL	LIST	4/26/2023	JD
STYLE	4	1.10	CAPE [100%]	REVIEW	6/29/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,548	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	912		48.46	44,193
\$NLA(RCN)	\$239	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	684	1955	197.45	135,056
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,864	1955	217.12	404,718
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	234		38.40	8,986
				FLOOR COVER	24	COMB	1.00	F21	O	FPL 2S 1OP	1		8,239.00	8,239	
				INT FINISH	1	PLASTER	1.00	GEN	O	GENERATOR	1		0.00		
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	609,270	CONDITION ELEM	CD
		EXTERIOR	G
		INTERIOR	G
		KITCHEN	V
		BATHS	G
		HEAT	A
		ELECT	U

EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$475,200

