Key: 2398

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2,310

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RUSSELL BRYAN A 27 CAPTAIN PEIRCE RD SCITUATE, MA 02066	27-1-19-0	27 CAPTAIN PEIRCE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RUSSELL BRYAN A	10/18/2013	H	321,000	43729-284
MENARD THEODORE W & MARJO	06/10/1998	F	-100	16285-130
MENARD THEODORE W AND MAR	05/16/1994	XX		12882-156

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

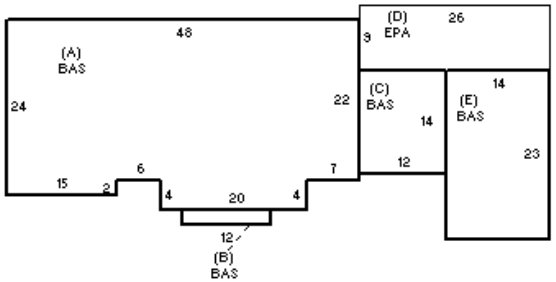
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
17-140	03/22/2017	2	ADDITIONS	12,500	07/07/2017	SJ	100	85

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC	1.00	100	1.00	100	1.00	396,000	1.00	100	1.00	R04	0.90			363,640
300	A	0.017	SC	1.00	100	1.00	100	1.00	17,820	1.00	100	1.00	R04	0.90			300

TOTAL	40,729 SF	ZONING		FRNT	166
Ngh	SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	363,900	349,300
BUILDING	256,100	231,200
DETACHED	400	400
OTHER	0	0
TOTAL	**620,400**	**580,900**



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV	1.00	SHED		400	1.10	400

PHOTO 10/06/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	2	1.00	MASONRY [100%]

MEASURE	8/26/2010	PL
LIST		
REVIEW	3/29/2011	KT

YEAR BLT	1953	SIZE ADJ	1.000
NET AREA	1,680	DETAIL ADJ	0.863
$NLA(RCN)	$221	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$3,797
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	12	BRICK VENEER	1.05
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	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
+	BAS	L	BASE AREA	1,680	1953	198.11	332,827
D	EPA	N	ENCLOSED PORCH	234		99.22	23,218
	F12	O	FPL 1S 2OP	1		11,381.70	11,382

TOTAL RCN	371,224

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1972 / 50	
COND	31	31 %
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD		$256,100