

Key: 2408

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.320

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PFROMMER CATHERINE COTTER TR 49 CAPTAIN PEIRCE RD SCITUATE, MA 02066				27-2-6-0				49 CAPTAIN PEIRCE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PFROMMER CATHERINE COTTER				07/15/2020	F	100	53081-223				
GROSSE CATHERINE				04/18/2007	QS	519,000	34404-315				
CARLINO ANDREW R & DEBRA				07/15/2002	QS	412,000	22432-19				

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	%
19-555	07/31/2019	2	ADDITIONS	193,045	05/14/2020	JD	100	100
05-034	01/27/2005	3	ALTERATIONS	27,000	05/31/2005	SJ	100	100
00-376	08/11/2000	3	ALTERATIONS				100	100
97-342	06/24/1997	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,130	SC	1.00	100	1.00	100	1.00	R04	0.90		338,810

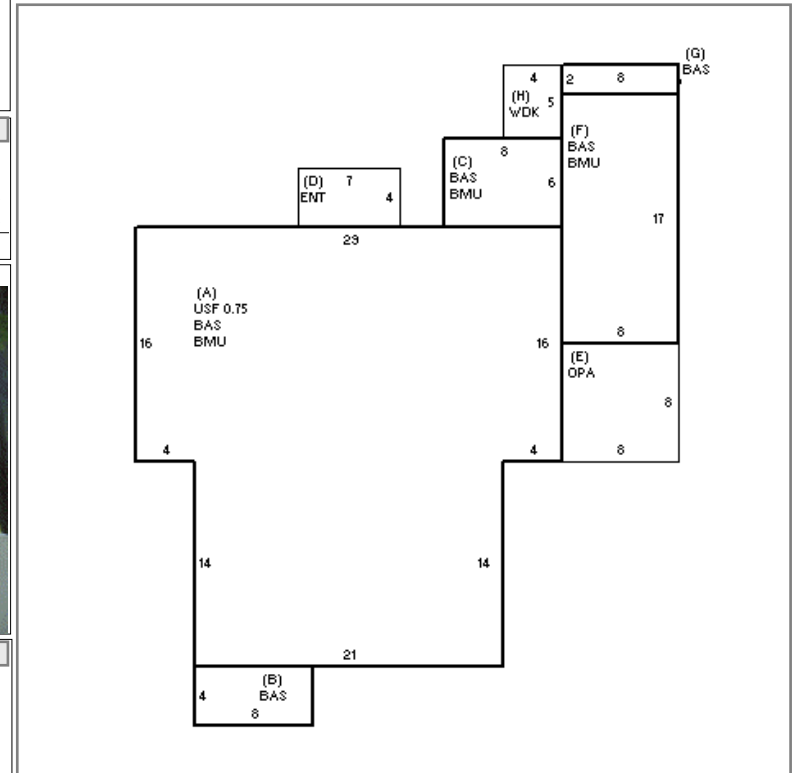
TOTAL	19,123 SF	ZONING		FRNT	410	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE		LAND	338,800	325,100		
Inf1	FACTOR 100		BUILDING	524,700	467,000			
Inf2	PHY 100		DETACHED	1,000	1,000			
			OTHER	0	0			
				<b>TOTAL</b>	<b>864,500</b>	<b>793,100</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	40 0.60 16X12		192	8.79	1,000



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/14/2020	JD
MODEL	1		RESIDENTIAL	LIST	5/14/2020	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/29/2011	KT
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1929	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	558,233	
NET AREA	1,559	DETAIL ADJ	1.248	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	942		57.59	54,252	CONDITION ELEM	CD	
\$NLA(RCN)	\$358	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	569	1929	288.81	164,334	EXTERIOR	V	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	790	1929	317.59	250,895	INTERIOR	V
STORIES	1.75	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	D	ENT	N	ENCLOSED ENTRY	28		117.26	3,283	KITCHEN	V		
ROOMS	6	1.00	FLOOR COVER	24	COMB	1.00	E	OPA	N	OPEN PORCH	64		61.80	3,955	BATHS	V		
BEDROOMS	3	1.00	INT FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	200	2020	317.59	63,517	BATHS	V		
BATHROOMS	2	1.00	HEATING/COOLING	11	HW/COOL AIR	1.04	H	WDK	N	WOOD DECK	20		46.08	922	HEAT	U		
# 1/2 BATHS	0	1.00	FUEL SOURCE	2	GAS	1.00	F21	O	FPL 2S 1OP	1			9,886.80	9,887	ELECT	U		
TOT FIXTURES	6	\$7,188																
# UNITS	1	1.00																
																EFF.YR/AGE	2016 / 6	
																COND	6 6 %	
																FUNC	0	
																ECON	0	
																DEPR	6 % GD 94	
																RCNLD	\$524,700	