

Key: 2416

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.328

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BRAZAO EMANUEL A & MICHELLE 59 CAPTAIN PEIRCE RD SCITUATE, MA 02066				33-2-1-0				59 CAPTAIN PEIRCE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BRAZAO EMANUEL A & MICHEL				05/30/2003	QS	480,000	25295-119				
BYRNE SEAN T & MARION O				06/13/2002	A	260,000	22250-174				
POND WILLIAM & CAROLYN M				11/18/1985	XX		6427-150				

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	%
22-0004	01/03/2022	3	ALTERATIONS	4,260	06/30/2022	JD	100	100
21-1208	08/30/2021	3	ALTERATIONS	29,850	06/30/2022	JD	100	100
21-1209	08/30/2021	3	ALTERATIONS	2,725	06/30/2022	JD	100	100
21-1207	08/25/2021	3	ALTERATIONS	14,831	06/30/2022	JD	100	100
02-327	06/25/2002	2	ADDITIONS				100	100

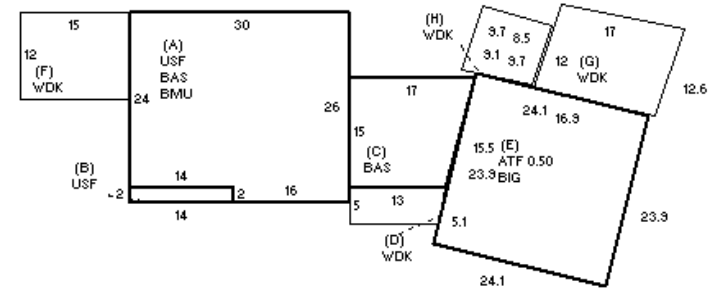
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,883	SC	1.00	1.00	1.00	1.00		R04	0.90		346,150

TOTAL	24,873 SF	ZONING	FRNT	337	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E MAP 26. . . .	LAND	346,200	332,200		
Infl1	FACTOR 100		BUILDING	376,500	349,400		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	722,700	681,600		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/30/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/30/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/29/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,046	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$256	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	2	ADJ	1.00	ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	8		1.00	FLOOR COVER	24	COMB	1.00
BEDROOMS	4		1.00	INT FINISH	1	PLASTER	1.00
BATHROOMS	3		1.00	HEATING/COOLING	1	FORCED AIR	1.00
# 1/2 BATHS	0		1.00	FUEL SOURCE	2	GAS	1.00
TOT FIXTURES	9		\$7,920				
# UNITS	1		1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	522.861
A	BMU	N	BSMT UNFINISHED	752		56.78	42,695	CONDITION ELEM CD	
+	USF	L	UPPER STORY FIN	780	1954	200.75	156,584	EXTERIOR	G
+	BAS	L	BASE AREA	977	1954	220.75	215,673	INTERIOR	G
+	WDK	N	WOOD DECK	536		42.24	22,640	KITCHEN	G
E	BIG	N	BUILT-IN GARAGE	577		46.91	27,067	BATHS	G
E	ATF	L	ATTIC FINISH	289	1954	142.63	41,219	HEAT	A
	F21	O	FPL 2S 1OP	1		9,062.90	9,063	ELECT	A

EFF.YR/AGE	1977 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$376,500