

Key: 2420

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.332

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KIMMETT JOHN P & NANCY L 54 CAPTAIN PEIRCE RD SCITUATE, MA 02066				27-3-14-0				54 CAPTAIN PEIRCE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KIMMETT JOHN P & NANCY L				08/04/1995	QS	213,500	13742-291				
REILLY M J & WHITCOMB P E				09/15/1986	XX		7114-128				
BAILEY MARK H AND MARY-AN				01/01/1978	XX		4320-447				

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	%
93-206	04/27/1993	2	ADDITIONS				100	100
90-202	05/01/1990	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,920	SC 1.00	100	1.00	396,000	2.18	100	1.00	R04	0.90	335,790

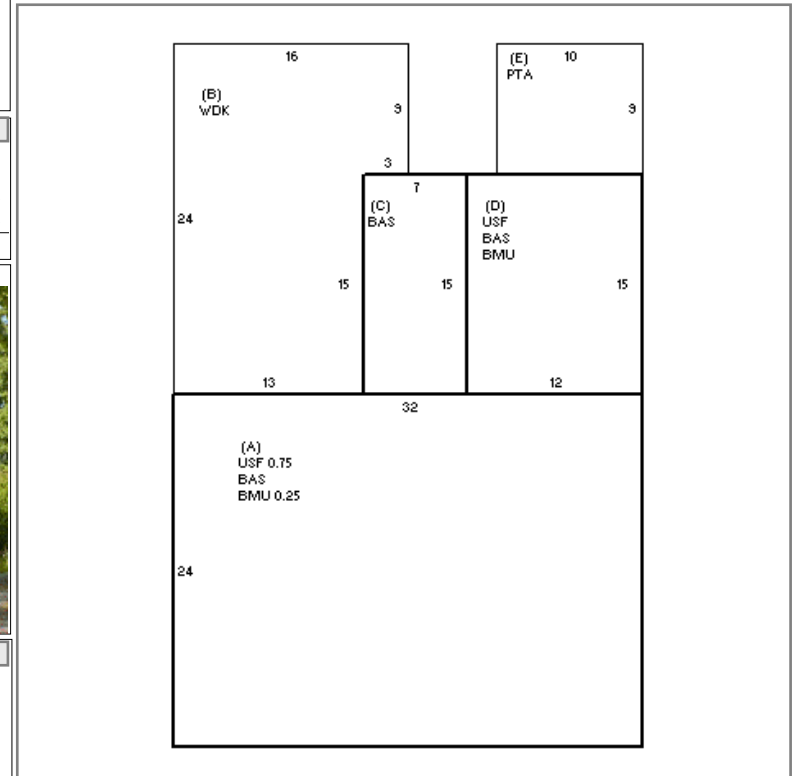
TOTAL	16,920 SF	ZONING	SCITUATE	FRNT	132	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE		LAND	335,800	322,200		
Inf1	FACTOR 100		BUILDING	186,300	174,900			
Inf2	PHY 100		DETACHED	5,500	5,000			
			OTHER	0	0			
<b>TOTAL</b>			<b>527,600</b>	<b>502,100</b>				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED W/FIN &		5,000	1.10	5,500



**BLDG COMMENTS**  
 FY12 QUALITY CHANGE FROM GD TO AVG+, STYLE CHANGE FROM CAPE TO ANTIQUE PER FIELD REVIEW.

BUILDING	CD	ADJ	DESC	MEASURE	8/26/2010	PL
MODEL	1		RESIDENTIAL	LIST	8/26/2010	EST
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	3/29/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1760	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	517,432		
NET AREA	1,809	DETAIL ADJ	1.173	FOUNDATION	5	BRICK/STONE	1.00	+	BMU	N	BSMT UNFINISHED	372		69.47	25,841	CONDITION ELEM	CD		
\$NLA(RCN)	\$286	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	756	1760	241.17	182,322	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	339		42.24	14,320	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,053	1760	265.20	279,250	KITCHEN			
				FLOOR COVER	99	N/A	1.00	E	PTA	N	PATIO	90		16.39	1,475	BATHS			
				INT FINISH	99	N/A	1.00		F21	O	FPL 2S 10P	1		9,062.90	9,063	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02									ELECT			
				FUEL SOURCE	99	N/A	1.00												
																		EFF.YR/AGE	1952 / 70
																		COND	64 64 %
																		FUNC	0
																		ECON	0
																		DEPR	64 % GD 36
																		RCNLD	\$186,300