

Key: 2421

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.333

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BECKER DAVID & MARY 50 CAPTAIN PEIRCE RD SCITUATE, MA 02066				27-3-15-0				50 CAPTAIN PEIRCE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BECKER DAVID & MARY				04/14/1989	QS	205,000	9086-274				
BARSTOW ROBERT O AND MARI				01/01/1960	XX		2722-475				
GOODENOUGH MASON T				01/01/1954	XX		2289-222				

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	%
22-0990	09/22/2022	7	OTHERS ALTERATIONS	8,000	01/12/2023	JD	100	100
		3			07/12/2023	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	SC 1.00	100	1.00	396,000	1.00	100	1.00	R04	0.90	363,640
300	A	0.222	SC 1.00	100	1.00	17,820	1.00	100	1.00	R04	0.90	3,960

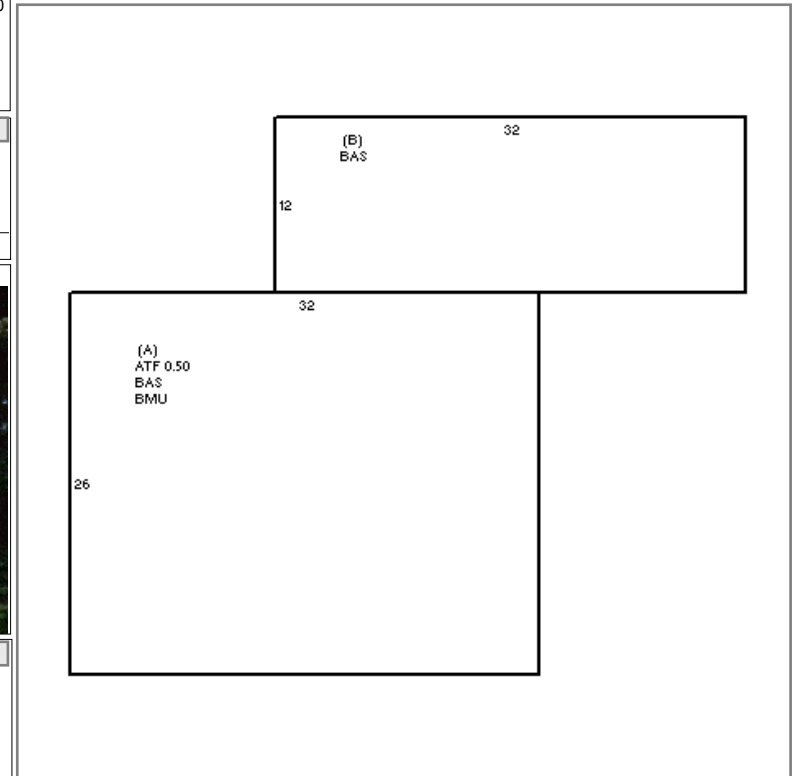
TOTAL	1.140 Acres	ZONING	FRNT	109	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	367,600	353,000
Infl1	FACTOR 100		BUILDING	239,500	134,000		
Infl2	PHY 100		DETACHED	8,600	10,600		
			OTHER	0	0		
			TOTAL	615,700	497,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
FBN	A	1.00	50 0.50 2SFR 24X22		528	27.60	7,300
ASH	A	1.00	25 0.75 24X12		288	6.25	1,300



BUILDING	CD	ADJ	DESC	MEASURE	1/12/2023	JD
MODEL	1		RESIDENTIAL	LIST	1/12/2023	EST
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	7/12/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1780	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	427,595
NET AREA	1,632	DETAIL ADJ	1.184	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	832		49.89	41,507	CONDITION ELEM	CD
\$NLA(RCN)	\$262	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	ATF	L	ATTIC FINISH	416	1780	160.62	66,816	EXTERIOR	F
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,216	1780	248.59	302,284	INTERIOR	F
				ROOF COVER	2	WOOD SHINGLES	1.01		F22	O	FPL 2S 2OP	1		11,305.00	11,305	KITCHEN	F
				FLOOR COVER	24	COMB	1.00									BATHS	F
				INT FINISH	1	PLASTER	1.00									HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	A
				FUEL SOURCE	2	GAS	1.00										



CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	\$5,683
# UNITS	1	1.00

EFF.YR/AGE	1963 / 59
COND	44 44 %
FUNC	0
ECON	0
DEPR	44 % GD 56
RCNLD	\$239,500