

Key: 4015

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.833

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CAPONE NICHOLAS & HENNA 15 JAMES WAY SCITUATE, MA 02066				38-5-23-0				15 JAMES WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CAPONE NICHOLAS & HENNA				03/31/2017	QS	421,000	(124943)				
DESMOND JOHN &				09/13/2000	F		(98060)				
DESMOND JOHN & GENEVIEVE				01/01/1954	XX		19817-0				

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	%
21-1389	11/03/2021	2	ADDITIONS	11,674	07/12/2022	JD	100	100
07-741	12/10/2007	3	ALTERATIONS	54,000	07/14/2008	SJ	100	100
		6	CYCL GROWTH				100	100

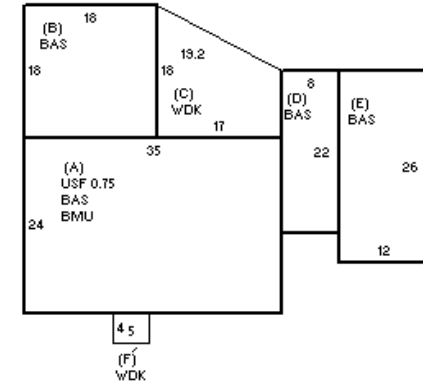
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,699	SC 1.00	100	1.00	396,000	1.66	100	1.00	R03	0.90	343,440

TOTAL	22,699 SF	ZONING	FRNT	115	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	343,400	329,600		
Inf1	FACTOR 100		BUILDING	341,400	317,100		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	684,800	646,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/12/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/12/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/5/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1953	SIZE ADJ	1.000
NET AREA	2,282	DETAIL ADJ	1.000
\$NLA(RCN)	\$220	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1.9	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	6	\$4,800	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	840		49.72	41,765
EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	630	1953	179.05	112,800
ROOF SHAPE	3	GAMBREL	1.00	+	BAS	L	BASE AREA	1,652	1953	196.89	325,258
ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	250		38.40	9,600
FLOOR COVER	14	COMB	1.00	FPL	O	FIREPLACE		1		7,813.00	7,813
INT FINISH	1	PLASTER	1.00								
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	502.036
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1971 / 51
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$341,400