Key: 7907

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7,585

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NEWSON ROBERT H 67 CAPTAIN PEIRCE RD SCITUATE, MA 02066	27-4-1-0	67 CAPTAIN PEIRCE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NEWSON ROBERT H	03/25/1981	QS		4968-350
HARDING WILLIAM G III	01/01/1978	QS	25,000	4263-322
FROIO JAMES V & BARBARA A	01/01/1976	QS	40,000	4068-59

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
3250	100	SMALL RETAIL		1	1 of 1

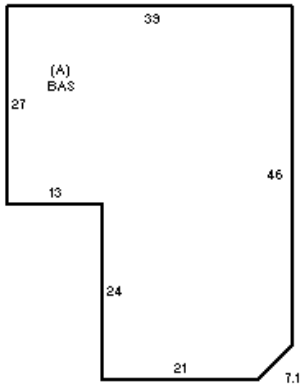
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	7,852	C03 1.00	100 1.00	100 1.00	301,425	3.15	100 1.00	C03 0.75			170,910

TOTAL	7,852 SF	ZONING		FRNT	132
Ngh	3	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	170,900	163,600
BUILDING	128,600	122,800
DETACHED	14,100	13,400
OTHER	0	0
TOTAL	**313,600**	**299,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	20 0.80	GARAGE	1995	336	52.38	14,100

PHOTO 10/06/2003

BLDG COMMENTS

EGYPT COUNTRY STORE

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	31	0.81	STORE [100%]
QUALITY	L	0.70	LOW COST [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/14/2022	PJK
LIST	5/12/2011	DF
REVIEW	3/15/2011	DF

YEAR BLT	1925	SIZE ADJ	1.000
NET AREA	1,665	DETAIL ADJ	0.768
$NLA(RCN)	$121	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% AIR COND	100	1.03
% SPRINKLER	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	4	FLAT/SHED	0.98
ROOF COVER	7	ROLL	0.98
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/COOL AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	1,665	1925	120.66	200,891

TOTAL RCN	200,891
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE	1977 / 45		
COND	36	36 %	
FUNC	0		
ECON	0		
DEPR	36	% GD	64
RCNLD	$128,600		