

Key: 910

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 844

LEG
A
L
L
A
N
D

CURRENT OWNER				PARCEL ID				LOCATION				
MCCARTHY RYAN D & BETHANY M 95 CAPTAIN PEIRCE RD SCITUATE, MA 02066				26-1-21-0				95 CAPTAIN PEIRCE RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MCCARTHY RYAN D & BETHANY				10/09/2015	QS	540,000	46140-48					
SMITH JULIA B &				06/23/2011	QS	445,000	40049-231					
LEE DAVID & KELLY C				07/30/2001	QS	371,000	20265-2					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC	1.00	100	1.00	100	1.00	R04	0.90		363,640
300	A	0.282	SC	1.00	100	1.00	100	1.00	R04	0.90		5,030

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 %
E22-0906	10/24/2022	3	ALTERATIONS	15,000	11/10/2022	JD	100 100
22-0649	06/21/2022	2	ADDITIONS	363,000	11/10/2022	JD	100 50
22-0649	06/21/2022	2	ADDITIONS	363,000	08/30/2023	JD	100 100
21-82	02/16/2021	2	ADDITIONS	8,681	06/30/2021	JD	100 100
11-445	07/25/2011	7	OTHERS	6,000	07/09/2012	SJ	100 100

D
E
T
A
C
H
E
D

TOTAL	1.200 Acres	ZONING	FRNT	79	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E			LAND	368,700	354,000
Inf1	FACTOR 100		BUILDING	790,900	321,400		
Inf2	PHY 100		DETACHED	42,200	40,100		
			OTHER	0	0		
					TOTAL	1,201,800	715,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
GFU	G	1.20	10 0.90	32X24	1997	768	55.23	38,200
SHF	A	1.00	10 0.90	12 X 20	2011	240	11.87	2,600
PTD	A	1.00	30 0.70	16X15		240	8.30	1,400



BLDG COMMENTS

B
U
I
L
D
I
N
G

BUILDING	CD	ADJ	DESC	MEASURE	11/10/2022	JD
MODEL	1		RESIDENTIAL	LIST	11/10/2022	JD
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/10/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	790,948
NET AREA	3,308	DETAIL ADJ	1.248	FOUNDATION	5	BRICK/STONE	1.00	A	CRL	N	BSMT CRAWL	459		14.07	6,459		
\$NLA(RCN)	\$239	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	612	1910	211.97	129,724		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	372		38.40	14,285		
				ROOF COVER	2	WOOD SHINGLES	1.01	+	BAS	L	BASE AREA	1,432	1910	233.09	333,781		
				FLOOR COVER	24	COMB	1.00	D	USF	L	UPPER STORY FIN	744	2022	211.97	157,704		
				INT FINISH	1	PLASTER	1.00	F	OPA	N	OPEN PORCH	25		51.52	1,288		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	H	BAS	L	BASE AREA	520	2022	233.09	121,205		
				FUEL SOURCE	2	GAS	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281		
									F21	O	FPL 2S 1OP	1		8,239.00	8,239		
																CONDITION ELEM	CD
																EXTERIOR	G
																INTERIOR	V
																KITCHEN	V
																BATHS	V
																HEAT	U
																ELECT	U
																EFF.YR/AGE	2022 / 0
																COND	0 0 %
																FUNC	0
																ECON	0
																DEPR	0 % GD 100
																RCNLD	\$790,900

