Key: 914

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 848

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ABI-SAAD MARY T 109 CAPTAIN PEIRCE RD SCITUATE, MA 02066	26-1-23-0	109 CAPTAIN PEIRCE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ABI-SAAD MARY T	03/19/1999	QS	712,500	17263-83
BENNETT CHESTER O & ELIZA	01/01/1965	XX		3082-395
MCCLINTOCK JOHN C & FRANC	01/01/1960	XX		2710-348

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	%
		6	CYCL GROWTH		04/26/2011		100	100
97-309	06/11/1997	3	ALTERATIONS				100	100

LAND

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	100	1.00	396,000	1.00	100	1.00	R04	0.90			363,640
300	A	1.162	SC	1.00	100	1.00	100	1.00	17,820	1.00	100	1.00	R04	0.90			20,710

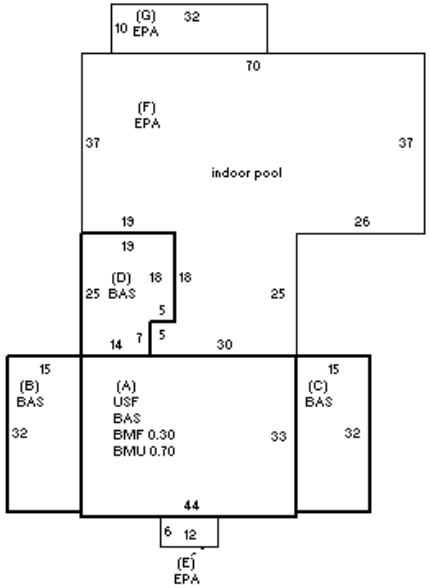
TOTAL	2.080 Acres	ZONING		FRNT	234
Ngh	SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	384,400	369,900
BUILDING	921,700	794,600
DETACHED	14,100	13,400
OTHER	0	0
TOTAL	**1,320,200**	**1,177,900**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80	40	0.60	GARAGE		693	33.85	14,100

PHOTO 10/06/2003



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	V	1.40	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/26/2011	SJ
LIST	4/26/2011	EST
REVIEW	3/10/2011	KT

YEAR BLT	1915	SIZE ADJ	1.000
NET AREA	4,304	DETAIL ADJ	1.284
$NLA(RCN)	$466	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	11	1.00
BEDROOMS	6	1.00
BATHROOMS	4	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	14	$20,133
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	7	STUCCO	0.98
ROOF SHAPE	2	HIP	1.00
ROOF COVER	6	TILE	1.05
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,016		60.12	61,081
A	BMF	N	BSMT FINISH-SEP	436		84.39	36,796
A	USF	L	UPPER STORY FIN	1,452	1915	297.04	431,309
+	BAS	L	BASE AREA	2,852	1915	326.64	931,581
+	EPA	N	ENCLOSED PORCH	3,642		126.28	459,911
	IPG	N	INDOOR POOL GN	400		89.04	35,616
	F21	O	FPL 2S 1OP	1		11,534.60	11,535
	F22	O	FPL 2S 2OP	1		15,827.00	15,827

TOTAL RCN	2,003,789
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1957 / 65	
COND	54	54 %
FUNC	0	
ECON	0	
DEPR	54	% GD 46
RCNLD		$921,700