

Key: 917

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 851

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CONROY CHRISTOPHER & JULIE 125 CAPTAIN PEIRCE RD SCITUATE, MA 02066				26-1-25-0				125 CAPTAIN PEIRCE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CONROY CHRISTOPHER & JULI				06/28/2016	QS	620,000	47110-206				
LIND JOHN H				02/15/2013	F	1	42686-262				
LIND JOHN H TRUSTEE				10/13/1998	A	120,000	16693-114				

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	%
99-99		7	OTHERS		11/10/2022	JD	100	100
96-305	03/25/1999	3	ALTERATIONS				100	100
96-306	07/01/1996	4	DEMO				100	100
	07/01/1996	1	NEW CONST				100	100
		7	OTHERS			SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,993	SC	1.00	1.00	396,000	1.52	1.00	R04	0.90		346,290

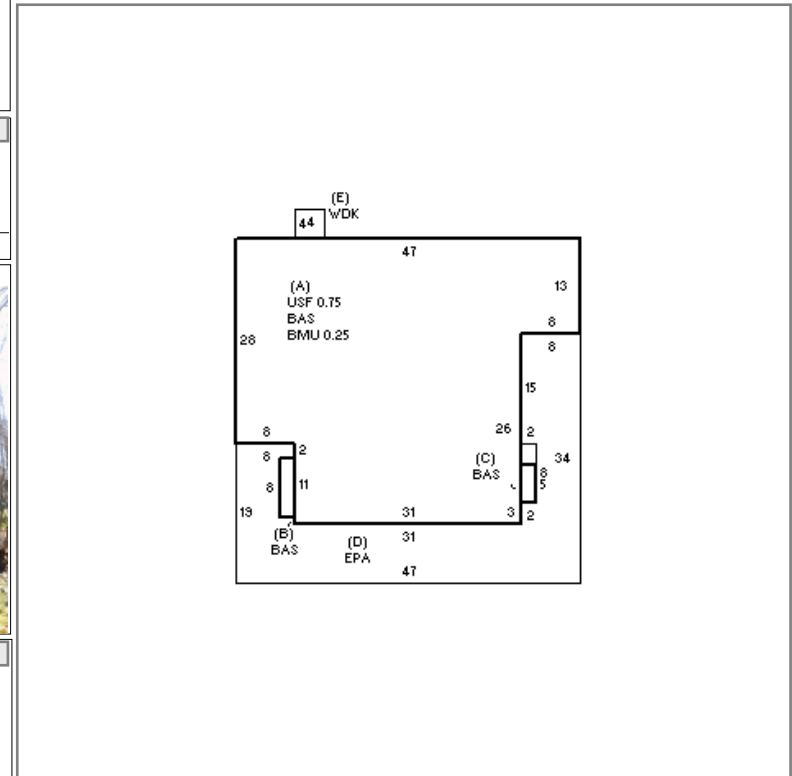
TOTAL	24,993 SF	ZONING	FRNT	118	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E	SHARED DRIVE		LAND	346,300	332,300
Inf1	FACTOR 100		BUILDING	478,100	368,900		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL						824,400	701,200

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/10/2022	JD
MODEL	1		RESIDENTIAL	LIST	11/10/2022	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	3/10/2011	KT
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,716	DETAIL ADJ	0.867	FOUNDATION	5	BRICK/STONE	1.00
\$NLA(RCN)	\$275	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00
CAPACITY				ROOF SHAPE	2	HIP	1.00
STORIES	1.75	UNITS	1.00	ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	10	ADJ	1.00	FLOOR COVER	24	COMB	1.00
BEDROOMS	5		1.00	INT FINISH	1	PLASTER	1.00
BATHROOMS	2		1.00	HEATING/COOLING	2	HOT WATER	1.02
# 1/2 BATHS	0		1.00	FUEL SOURCE	2	GAS	1.00
TOT FIXTURES	6		\$5,827				
# UNITS	1		1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	746,981
A	BMU	N	BSMT UNFINISHED	384		88.41	33,950	CONDITION ELEM CD	
A	USF	L	UPPER STORY FIN	1,153	1900	211.74	244,140	EXTERIOR	A
+	BAS	L	BASE AREA	1,563	1900	232.84	363,930	INTERIOR	A
D	EPA	N	ENCLOSED PORCH	640		126.28	80,819	KITCHEN	A
E	WDK	N	WOOD DECK	16		53.73	860	BATHS	A
	F22	O	FPL 2S 2OP	1		15,827.00	15,827	HEAT	A
	ODS	O	OUT DOOR SHOWER	1		1,628.20	1,628	ELECT	A
								EFF.YR/AGE	1968 / 54
								COND	36 36%
								FUNC	0
								ECON	0
								DEPR	36 % GD 64
								RCNLD	\$478,100