

Key: 10691

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.349

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HUTT PETER F & NANCY M 296 CLAPP RD SCITUATE, MA 02066				17-2-20-0				296 CLAPP RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HUTT PETER F & NANCY M				09/09/1986	QS	50,000	7097-181				
HUTT LEROY JR				06/06/1983	XX		5368-81				

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	%
12-036	01/30/2012	3	ALTERATIONS	20,000	06/26/2012	SJ	100	100
10-209	05/24/2010	3	ALTERATIONS	10,000	06/23/2010	SJ	100	100
01-162	05/02/2001	3	ALTERATIONS				100	100
90-370	06/01/1990	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	0.532	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	8,950

TOTAL	1.450 Acres	ZONING	FRNT	167	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	352,400	320,800
Inf1	FACTOR 100		BUILDING	402,100	357,700		
Inf2	PHY 100		DETACHED	21,100	20,100		
			OTHER	0	0		
			TOTAL	775,600	698,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	A	1.00	30 0.70	1985	624	48.21	21,100



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	4/1/2009	PL
MODEL	1		RESIDENTIAL	LIST	4/1/2009	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/2/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	1,706	DETAIL ADJ	1.122
\$NLA(RCN)	\$298	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		5	1.00
BEDROOMS		2	1.00
BATHROOMS		1	1.00
# 1/2 BATHS		1	1.00
TOT FIXTURES		5	\$4,937
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,016		51.64	52,462
EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	546	1984	233.28	127,373
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,160	1984	256.53	297,571
ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	328		56.65	18,581
FLOOR COVER	13	COMB	1.00	F11	O		FPL 1S 1OP	1		8,009.10	8,009
INT FINISH	2	DRYWALL	1.00								
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	508,934
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2000 / 22
COND	20 20 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$402,100

