Key: 10707

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8,360

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ROFFO SERGIO & DEBRA M 222 CLAPP RD SCITUATE, MA 02066	17-2-23-D	222 CLAPP RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ROFFO SERGIO & DEBRA M	10/10/1991	QS	67,000	10526-247

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

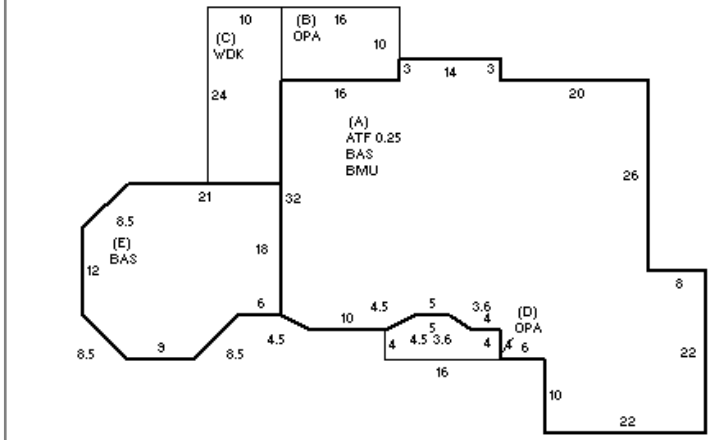
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
15-48	01/23/2015	3	ALTERATIONS	41,788	07/06/2015	SJ	100	100
		2	ADDITIONS		08/16/2005	SJ	100	100
04-162	03/30/2004	2	ADDITIONS	44,500	06/29/2004	SJ	100	100
98-268	06/15/1998	3	ALTERATIONS				100	100
		7	OTHERS				100	100

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS	1.00	100	1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85			343,430
300	A	0.049	WS	1.00	100	1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85			820

TOTAL	42,123 SF	ZONING		FRNT	178
Ngh	W. SCITUATE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	344,300	313,000
BUILDING	575,900	518,900
DETACHED	0	0
OTHER	0	0
TOTAL	**920,200**	**831,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/14/2008

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	G	1.20	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/1/2009	PL
LIST	4/1/2009	EST
REVIEW	3/2/2011	ER

BLDG COMMENTS

FY12 QUALITY CHANGE FROM AVG+ TO GD PER FIELD REVIEW.

YEAR BLT	1992	SIZE ADJ	1.000
NET AREA	3,204	DETAIL ADJ	0.850
$NLA(RCN)	$225	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	11	$8,976
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	13	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	2,117		48.04	101,711
A	BAS	L	BASE AREA	2,117	1992	191.36	405,118
A	ATF	L	ATTIC FINISH	529	1992	123.64	65,407
+	OPA	N	OPEN PORCH	241		61.80	14,894
C	WDK	N	WOOD DECK	240		46.08	11,059
E	BAS	L	BASE AREA	558	2003	191.36	106,781
	BMG	O	BSMT GARAGE	2		2,989.20	5,978

TOTAL RCN	719,924
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2002 / 20	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD		$575,900