

Key: 11168

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.628

LEGAL

LAND

DETACHED

BUILDING

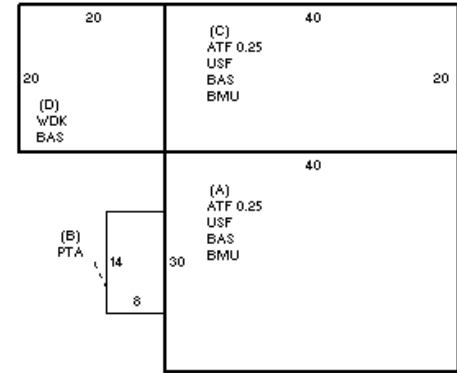
CURRENT OWNER				PARCEL ID				LOCATION			
KLINGLER BRIAN F & KATHERINE 350 CLAPP RD SCITUATE, MA 02066				17-2-10-A				350 CLAPP RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KLINGLER BRIAN F & KATHER				12/14/2000	G	627,500	19169-224				

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	%
07-777	12/26/2007	2	ADDITIONS	200,000	05/22/2008	SJ	100	100
07-777	12/26/2007	2	ADDITIONS	200,000	06/18/2009	SJ	100	100
		3	ALTERATIONS	10,000	05/18/2005	SJ	100	100
		7	OTHERS				100	100
04-790	12/02/2004	5	SPLIT/SUB/LA		04/15/2004		0	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	0.796	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	13,400

TOTAL	1.714 Acres	ZONING		FRNT	62	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE		LAND	356,800	325,100		
Inf1	FACTOR 100		BUILDING	932,100	840,900			
Inf2	PHY 100		DETACHED	16,200	15,000			
			OTHER	0	0			
TOTAL				1,305,100	1,181,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		10	17.03	100
CAB	A	1.00	50 0.50	2005	500	24.89	6,200
S/V	A	1.00	SV 1.00		9,000	1.10	9,900



BUILDING	CD	ADJ	DESC	MEASURE	5/18/2009	PL
MODEL	1		RESIDENTIAL	LIST	5/18/2009	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/1/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY12 STYLE CHANGE FROM CAPE TO ANTIQUE.

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,350,871	
NET AREA	4,900	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,000		48.50	96,998	CONDITION ELEM	CD	
\$NLA(RCN)	\$276	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	1,200	1900	263.80	316,559	EXTERIOR		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,200	1900	239.90	287,876	INTERIOR	
STORIES	2.25	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	A	ATF	L	ATTIC FINISH	300	1900	170.44	51,133	2,003	KITCHEN		
ROOMS	11	1.00	FLOOR COVER	2	SOFTWOOD	1.00	B	PTA	N	PATIO	112		17.88		2,003	BATHS		
BEDROOMS	6	1.00	INT FINISH	1	PLASTER	1.00	C	USF	L	UPPER STORY FIN	800	2008	239.90	191,917	18,432	HEAT		
BATHROOMS	3	1.00	HEATING/COOLING	2	HOT WATER	1.02	C	ATF	L	ATTIC FINISH	200	2008	170.44	34,088	5,978	ELECT		
# 1/2 BATHS	0	1.00	FUEL SOURCE	99	N/A	1.00	+	BAS	L	BASE AREA	1,200	2008	263.80	316,559				
TOT FIXTURES	9	\$10,576					D	WDK	N	WOOD DECK	400		46.08	18,432	EFF.YR/AGE	1972 / 50		
# UNITS	1	1.00						BMG	O	BSMT GARAGE	2		2,989.20	5,978	COND	31	31 %	
								FPL	O	FIREPLACE	1		9,375.60	9,376	FUNC	0		
								FPL	O	FIREPLACE	1		9,375.60	9,376	ECON	0		
															DEPR	31	% GD 69	
															RCNLD		\$932,100	