

Key: 1529

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.476

LEGAL

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |  | LOCATION     |  |  |  |
|--|--|--|--|------------|----|------------|--|--------------|--|--|--|
| MCCARTY HARRY B<br>C/O HARRY MCCARTY JR<br>4016 WHISPERING LN<br>ANNANDALE, VA 22003 |  |  |  | 25-4-2-0   |    |            |  | 11 CLAPP RD  |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE |  | BK-PG (Cert) |  |  |  |
| MCCARTY HARRY B  |  |  |  | 01/01/1961 | QS | 2787-323   |  | 2249-107     |  |  |  |
| DISBROW WILLIAM C 3RD & J  |  |  |  | 01/01/1953 | XX |            |  |              |  |  |  |

| 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    | %   |
| 14-244 | 05/09/2014 | 3             | ALTERATIONS | 5,000  | 06/24/2014 | MR | 100    | 100 |
| 14-244 | 05/09/2014 | 3             | ALTERATIONS | 5,000  | 07/14/2015 | SJ | 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  | 374,000  | 1.00 | 100   | 1.00 | R03 | 0.85       | 343,430   |
| 300 | A | 3,582    | WS 1.00 | 100   | 1.00  | 16,830   | 1.00 | 100   | 1.00 | R03 | 0.85       | 60,290    |

|       |             |                              |          |         |          |         |          |
|-------|-------------|------------------------------|----------|---------|----------|---------|----------|
| TOTAL | 4.500 Acres | ZONING                       | FRNT     | 210     | ASSESSED | CURRENT | PREVIOUS |
| Ngh   | W. SCITUATE | NOTE<br>REMOVED INFL3 (FY12) |          |         | LAND     | 403,700 | 370,100  |
| Infl1 | FACTOR 100  |                              | BUILDING | 204,200 | 191,700  |         |          |
| Infl2 | PHY 100     |                              | DETACHED | 17,800  | 17,000   |         |          |
|       |             |                              | OTHER    | 0       | 0        |         |          |
|       |             |                              |          |         | TOTAL    | 625,700 | 578,800  |

DETACHED

| TY  | QUAL | COND         | DIM/NOTE    | YB   | UNITS | ADJ PRICE | RCNLD  |
|-----|------|--------------|-------------|------|-------|-----------|--------|
| GFU | -    | 0.90 30 0.70 | GARAGE/LOFT | 1970 | 576   | 44.27     | 17,800 |



BLDG COMMENTS  
FY12 QUALITY CHANGE FROM GD TO AVG+ PER FIELD REVIEW. STYLE CHANGE FROM CAPE TO ANTIQUE.



BUILDING

| BUILDING | CD | ADJ  | DESC                | MEASURE | 7/14/2014 | SJ |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    |           |    |
| STYLE    | 19 | 1.15 | ANTIQUE [100%]      | REVIEW  | 7/2/2014  | TD |
| QUALITY  | +  | 1.10 | AVG +/GOOD - [100%] |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |    |

| YEAR BLT     | 1782  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION  | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 567,153 |            |           |
|--------------|-------|------------|-------|-----------------|----|--------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|-----------|
| NET AREA     | 2,093 | DETAIL ADJ | 1.173 | FOUNDATION      | 5  | BRICK/STONE  | 1.00 | A | BMU | N | BSMT UNFINISHED | 593   |      | 62.06     | 36,799  | CONDITION ELEM | CD      |            |           |
| \$NLA(RCN)   | \$271 | OVERALL    | 1.000 | EXT COVER       | 1  | WD SHINGLES  | 1.00 | A | ATF | L | ATTIC FINISH    | 593   | 1782 | 166.60    | 98,794  | EXTERIOR       |         |            |           |
|              |       |            |       | ROOF SHAPE      | 1  | GABLE        | 1.00 | + | BAS | L | BASE AREA       | 1,500 | 1782 | 257.85    | 386,778 | INTERIOR       |         |            |           |
|              |       |            |       | ROOF COVER      | 1  | ASP SHINGLES | 1.00 | + | EPA | N | ENCLOSED PORCH  | 160   |      | 99.22     | 15,875  | KITCHEN        |         |            |           |
|              |       |            |       | FLOOR COVER     | 99 | N/A          | 1.00 | D | PTA | N | PATIO           | 280   |      | 16.39     | 4,589   | BATHS          |         |            |           |
|              |       |            |       | INT FINISH      | 99 | N/A          | 1.00 |   | F21 | O | FPL 2S 10P      | 2     |      | 9,062.35  | 18,125  | HEAT           |         |            |           |
|              |       |            |       | HEATING/COOLING | 2  | HOT WATER    | 1.02 |   |     |   |                 |       |      |           |         | ELECT          |         |            |           |
|              |       |            |       | FUEL SOURCE     | 99 | N/A          | 1.00 |   |     |   |                 |       |      |           |         |                |         |            |           |
| CAPACITY     |       | UNITS      | ADJ   |                 |    |              |      |   |     |   |                 |       |      |           |         |                |         | EFF.YR/AGE | 1952 / 70 |
| STORIES      | 1.5   | 1.00       |       |                 |    |              |      |   |     |   |                 |       |      |           |         |                | COND    | 64 64 %    |           |
| ROOMS        | 7     | 1.00       |       |                 |    |              |      |   |     |   |                 |       |      |           |         |                | FUNC    | 0          |           |
| BEDROOMS     | 3     | 1.00       |       |                 |    |              |      |   |     |   |                 |       |      |           |         |                | ECON    | 0          |           |
| BATHROOMS    | 2     | 1.00       |       |                 |    |              |      |   |     |   |                 |       |      |           |         |                | DEPR    | 64 % GD 36 |           |
| # 1/2 BATHS  | 0     | 1.00       |       |                 |    |              |      |   |     |   |                 |       |      |           |         |                | RCNLD   | \$204,200  |           |
| TOT FIXTURES | 6     | \$6,193    |       |                 |    |              |      |   |     |   |                 |       |      |           |         |                |         |            |           |
| # UNITS      | 1     | 1.00       |       |                 |    |              |      |   |     |   |                 |       |      |           |         |                |         |            |           |