

Key: 1538

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.486

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
STURDY DAVID C & CHARLOTTE M 34 CLAPP ROAD SCITUATE, MA 02066				25-5-1-0				34 CLAPP RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
STURDY DAVID C & CHARLOTT				06/30/1999	QS	329,000	17618-44				
CRAIG EDGAR A TRUSTEE				04/16/1991	XX		10230-165				
CRAIG EDGAR A				08/27/1953	XX		2293-168				

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	%
23-289	04/04/2023	3	ALTERATIONS	60,000	06/02/2023	NC	100	100

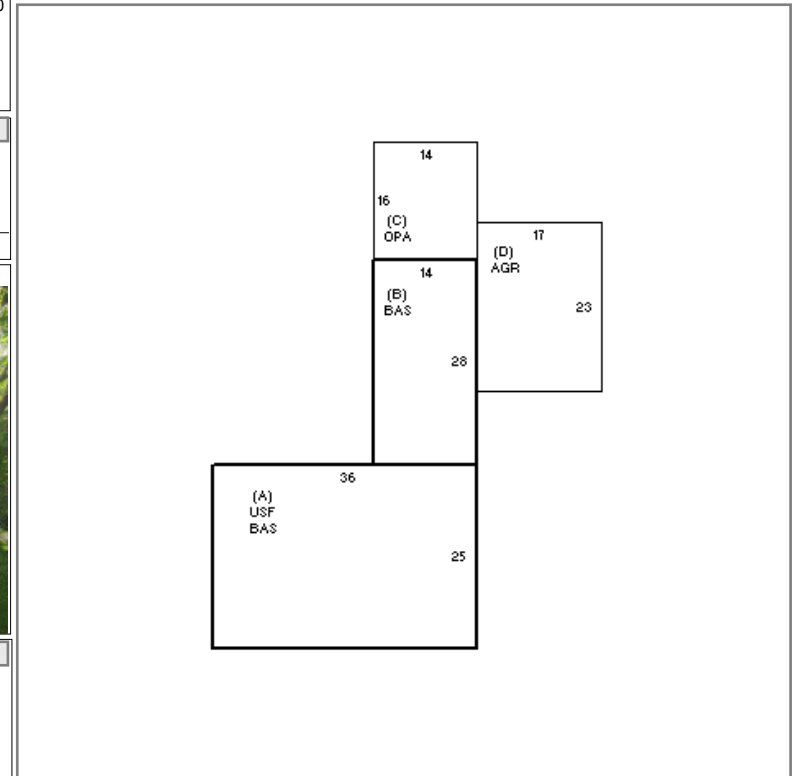
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	2,852	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	48,000

TOTAL	3.770 Acres		ZONING	FRNT	199	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE		NOTE REMOVED INFL3 (FY12)			LAND	391,400	358,300
Infl1	FACTOR 100			BUILDING	285,200	200,500		
Infl2	PHY 100			DETACHED	3,000	2,700		
				OTHER	0	0		
						TOTAL	679,600	561,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		1,100	1.10	1,200
S/V	A	1.00	SV 1.00 SHED		1,600	1.10	1,800



BUILDING	CD	ADJ	DESC	MEASURE	8/17/2010	PL
MODEL	1		RESIDENTIAL	LIST	8/17/2010	EST
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	6/30/2023	MR
QUALITY	+	1.10	AVG +/-GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1779	SIZE ADJ	1.000
NET AREA	2,192	DETAIL ADJ	1.184
\$NLA(RCN)	\$271	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	9	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	7	\$7,293	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WOOD SHINGLES	1.01
FLOOR COVER	12	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,292	1779	258.35	333,785
A	USF	L	UPPER STORY FIN	900	1779	234.94	211,445
C	OPA	N	OPEN PORCH	224		56.65	12,690
D	AGR	N	ATT GARAGE	391		51.91	20,295
	FPL	O	FIREPLACE	1		8,594.30	8,594

TOTAL RCN	594,102	
CONDITION ELEM	CD	
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE	1958 / 64	
COND	52	52 %
FUNC	0	
ECON	0	
DEPR	52	% GD 48
RCNLD	\$285,200	