Key: 1551

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.497

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BACON ROBERT S III & KATIE E **6 CLAPP RD** **SCITUATE, MA 02066**	**25-5-4-0**	**6 CLAPP RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BACON ROBERT S III & KATI	01/13/2012	QS	370,000	40857-124
MCPHERSON JOHN D & CONSTA	01/01/1961	QS		2780-162
VINAL ELLA J	01/01/1937	XX		1707-445

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	%
		7	OTHERS		01/11/2023	JD	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	0.582	WS	1.00	100	1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85			9,800

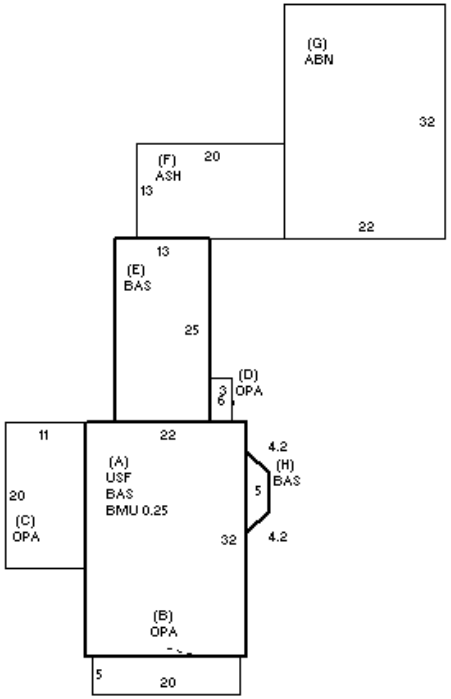
TOTAL	1.500 Acres	ZONING		FRNT	254
Ngh	W. SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	353,200	321,600
BUILDING	276,400	147,600
DETACHED	800	9,000
OTHER	0	0
TOTAL	**630,400**	**478,200**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV	1.00	SHED		200	1.10	200
S/V	A	1.00	SV	1.00	SHED		500	1.10	600

PHOTO 01/11/2023



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/11/2023	JD
LIST	1/11/2023	EST
REVIEW	3/21/2011	KT

BLDG COMMENTS

YEAR BLT	1860	SIZE ADJ	1.000
NET AREA	1,757	DETAIL ADJ	1.236
$NLA(RCN)	$281	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$4,944
# 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	24	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
A	BMU	N	BSMT UNFINISHED	176		63.15	11,114
A	USF	L	UPPER STORY FIN	704	1860	232.20	163,470
+	OPA	N	OPEN PORCH	338		51.50	17,407
+	BAS	L	BASE AREA	1,053	1860	255.34	268,871
F	ASH	N	ATT SHED	260		18.34	4,769
G	ABN	N	ATT BARN	704		32.70	23,021

TOTAL RCN	493,596

CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A

EFF.YR/AGE	1963 / 59		
COND	44	44 %	
FUNC	0		
ECON	0		
DEPR	44	% GD	56
RCNLD			$276,400