

Key: 1669

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.610

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AL
LAND

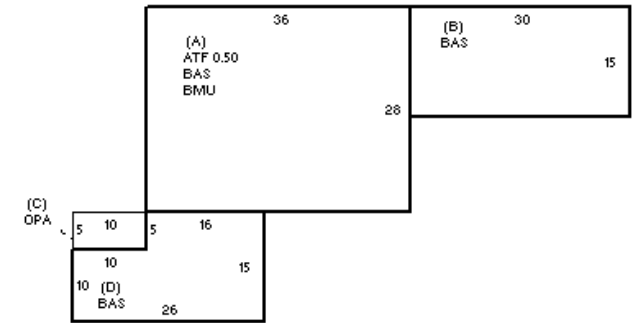
CURRENT OWNER				PARCEL ID				LOCATION			
BEAL ELIOT C & CONSTANCE C 255 CLAPP ROAD SCITUATE, MA 02066				23-1-1-0				255 CLAPP RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BEAL ELIOT C & CONSTANCE				11/16/1992	QS	310,000	(83846)				
CROSBIE ARTHUR H & BARBAR				05/04/1990	XX		(C00080086)				
CROSBIE ARTHUR H & BARBAR				01/01/1970	QS		44223-				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH				100	100
		7	OTHERS				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
200	A	0.918	WS 1.00	100	1.00	147,730	1.00	100	1.00	R03	0.85	135,620
300	A	14.154	WS 1.00	100	1.00	16,830	0.39	100	1.00	R03	0.85	91,850

TOTAL	15.990 Acres	ZONING	FRNT	488	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	N O T E			LAND	570,900	523,600
Infl1	FACTOR 100		BUILDING	243,800	229,100		
Infl2	PHY 100		DETACHED	35,600	33,300		
			OTHER	56,000	56,300		
				TOTAL	906,300	842,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80	40 0.60 GARAGE	1961	600	35.04	12,600
LBN	L	0.80	60 0.40 1S/L		840	25.21	8,500
S/V	A	1.00	SV 1.00 SHED		1,000	1.10	1,100
S/V	A	1.00	SV 1.00 GUNITE/STEEL		10,000	1.10	11,000
S/V	A	1.00	SV 1.00 GREENHOUSE		1,200	1.10	1,300
S/V	A	1.00	SV 1.00 CAMP		1,000	1.10	1,100



BUILDING	CD	ADJ	DESC	MEASURE
MODEL	1		RESIDENTIAL	LIST
STYLE	19	1.15	ANTIQUE [100%]	REVIEW
QUALITY	G	1.20	GOOD [100%]	3/21/2011
FRAME	1	1.00	WOOD FRAME [100%]	KT

BLDG COMMENTS

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YEAR BLT	1780	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	677,194		
NET AREA	2,302	DETAIL ADJ	1.184	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	1,008		56.43	56,882	CONDITION ELEM	CD		
\$NLA(RCN)	\$294	OVERALL	1.000	EXT COVER	3	ALUMINUM	1.00	A	ATF	L	ATTIC FINISH	504	1780	180.55	90,996	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,798	1780	279.44	502,429	INTERIOR			
				ROOF COVER	2	WOOD SHINGLES	1.01	C	OPA	N	OPEN PORCH	50		61.80	3,090	KITCHEN			
				FLOOR COVER	99	N/A	1.00		F22	O	FPL 2S 2OP	1		13,566.00	13,566	BATHS			
				INT FINISH	99	N/A	1.00									HEAT			
				HEATING/COOLING	2	HOT WATER	1.02									ELECT			
				FUEL SOURCE	99	N/A	1.00												
																		EFF.YR/AGE	1952 / 70
																		COND	64 64 %
																		FUNC	0
																		ECON	0
																		DEPR	64 % GD 36
																		RCNLD	\$243,800

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Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.611

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BEAL ELIOT C & CONSTANCE C 255 CLAPP ROAD SCITUATE, MA 02066				23-1-1-0				255 CLAPP RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1090	100	MULTIPLE HSES					2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

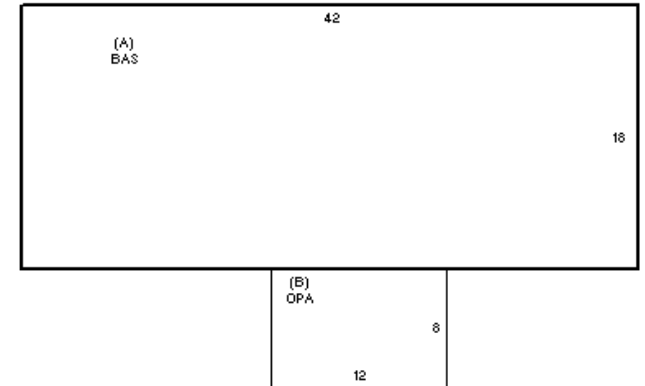
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	56,000	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW	DATE	KT
MODEL	1		RESIDENTIAL	LIST			
STYLE	7	1.20	CONVENTIONAL [100%]				
QUALITY	-	0.90	LOW +/- AVG - [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

BLDG COMMENTS
 FY12 QUALITY CHANGE FROM LOW TO AVG- PER FIELD REVIEW. STYLE CHANGE FROM COTT TO CONVENTIONAL.

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YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	186,768			
NET AREA	756	DETAIL ADJ	1.008	FOUNDATION	1	PIER	0.98	A	BAS	L	BASE AREA	756	1930	238.28	180,141	CONDITION ELEM CD				
\$NLA(RCN)	\$247	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	B	OPA	N	OPEN PORCH	96		46.35	4,450					
CAPACITY				ROOF SHAPE	99	N/A	1.00									EXTERIOR				
STORIES	1		1.00	ROOF COVER	2	WOOD SHINGLES	1.01									INTERIOR				
ROOMS	0		1.00	FLOOR COVER	99	N/A	1.00									KITCHEN				
BEDROOMS	0		1.00	INT FINISH	99	N/A	1.00									BATHS				
BATHROOMS	1		1.00	HEATING/COOLING	13	NONE	0.85									HEAT				
# 1/2 BATHS	0		1.00	FUEL SOURCE	8	NONE	1.00									ELECT				
TOT FIXTURES	3		\$2,177															EFF.YR/AGE		1949 / 73
# UNITS	1		1.00															COND		70 %
																	FUNC		0	
																	ECON		0	
																	DEPR		70 % GD	30
																	RCNLD		\$56,000	