

Key: 1688

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.630

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
CAVANAGH GEORGE H III & JUDITH A				24-1-8-0				82 CLAPP RD				
82 CLAPP ROAD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
SCITUATE, MA 02066				CAVANAGH GEORGE H III & CAVANAGH GEORGE H AND MAR BREWER H WHITIN AND SARAH				11/04/1985	QS	75,000	(72318)	
								01/01/1959	XX		(C00026944)	
								01/01/1950	XX		66-163	

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	%
18-441	07/11/2018	3	ALTERATIONS	26,500	07/10/2019	JD	100	100
17-682	10/24/2017	3	ALTERATIONS	3,417	03/29/2018	JD	100	100
16-425	08/01/2016	2	ADDITIONS	8,615	06/28/2017	SJ	100	100
16-383	07/11/2016	3	ALTERATIONS	45,000	06/28/2017	SJ	100	100
92-704	09/01/1992	3	ALTERATIONS				100	100

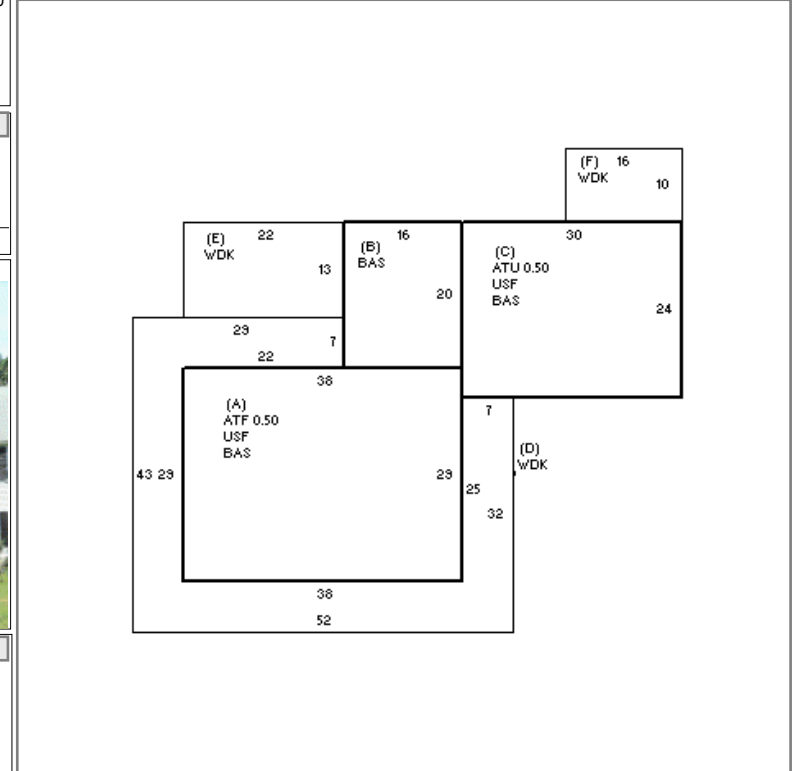
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	0.932	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	15,690

TOTAL	1.850 Acres		ZONING	FRNT	371	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE		N O T E	REMOVED INFL3 (FY12)		LAND	359,100	327,300
Inf1	FACTOR 100			BUILDING	582,300	518,100		
Inf2	PHY 100			DETACHED	10,300	9,800		
				OTHER	0	0		
				TOTAL	951,700	855,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	-	0.90	60 0.40	1S/L 1.5S	960	26.83	10,300

PHOTO 07/10/2019

BLDG COMMENTS
 6 FIREPLACES
 OTHER FIX=SHOWER
 ADDED ADD'L KITCHEN FY19. INLAW APT PER OCCUPANT



BUILDING	CD	ADJ	DESC	MEASURE	3/29/2018	JD
MODEL	1		RESIDENTIAL	LIST	3/29/2018	EST
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	7/10/2019	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1726	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,004,004
NET AREA	4,515	DETAIL ADJ	1.196	FOUNDATION	5	BRICK/STONE	1.00	+	BAS	L	BASE AREA	2,142	1726	216.32	463,349	CONDITION ELEM	CD
\$NLA(RCN)	\$222	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,822	1726	196.72	358,417	EXTERIOR	F
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	551	1726	139.76	77,010	INTERIOR	F
				ROOF COVER	1	ASPH SHINGLES	1.00	C	ATU	N	ATTIC UNF	360		37.00	13,320	KITCHEN	F
				FLOOR COVER	24	COMB	1.00	+	WDK	N	WOOD DECK	1,391		38.40	53,414	BATHS	A
				INT FINISH	1	PLASTER	1.00	F24	O	FPL 2S 4OP	1		18,585.00	18,585	HEAT	A	
				HEATING/COOLING	2	HOT WATER	1.02	KIT	O	XTRA KITCHEN	1		6,514.00	6,514	ELECT	A	
				FUEL SOURCE	2	GAS	1.00										

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	15	1.00
BEDROOMS	4	1.00
BATHROOMS	4	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	14	\$13,395
# UNITS	2	1.02

EFF.YR/AGE	1965 / 57
COND	42 42 %
FUNC	0
ECON	0
DEPR	42 % GD 58
RCNLD	\$582,300