

Key: 1690

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.632

LEGAL

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION			
LEITCH STEVEN & MARY 58 CLAPP ROAD SCITUATE, MA 02066				24-1-10-0				58 CLAPP RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LEITCH STEVEN & MARY				09/30/1998	QS	310,000	16658-196				
DICKSON JAMES T & CAROL M				11/26/1993	XX		12427-264				
MERRITT CAROL L & ELLSWOR				01/01/1964	XX		2999-247				

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	%
15-671	10/09/2015	2	ADDITIONS	17,000	06/20/2016	SJ	100	100
13-0513	08/02/2013	3	ALTERATIONS	2,000	06/24/2014	MR	100	100
06-196		3	ALTERATIONS	30,000	06/07/2007	SJ	100	100
06-196	04/12/2006	3	ALTERATIONS	30,000	06/15/2006	SJ	100	100
03-656	10/23/2003	2	ADDITIONS	5,000	09/21/2004	SJ	100	100

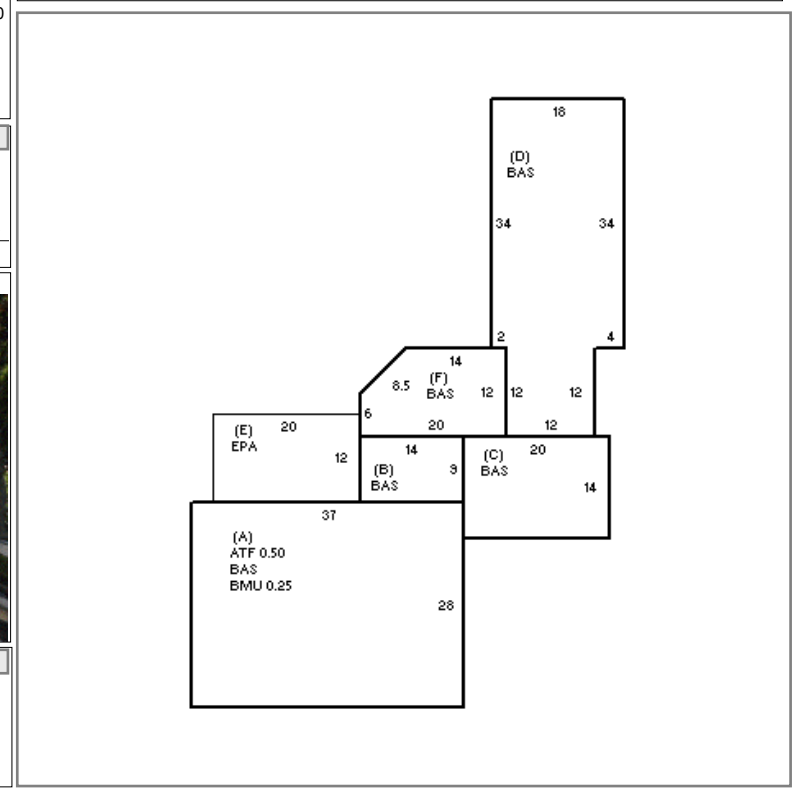
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	10,842	WS 1.00	100	1.00	16,830	0.49	100	1.00	R03	0.85	89,060

TOTAL	11.760 Acres		ZONING	FRNT	190	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE		N O T E	REMOVED INFL3 (FY12)		LAND	432,500	397,700
Infl1	FACTOR 100			LAND BUILDING	488,200	434,000		
Infl2	PHY 100			DETACHED	24,500	23,400		
				OTHER	0	0		
						TOTAL	945,200	855,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	A	1.00	10 0.90 1.5S	2006	864	31.13	24,200
S/V	A	1.00	SV 1.00 SHED		300	1.10	300



BLDG COMMENTS
FY12 STYLE CHANGE FROM CAPE TO ANTIQUE.



BUILDING	CD	ADJ	DESC	MEASURE	6/20/2016	SJ								TOTAL RCN	739,680				
MODEL	1		RESIDENTIAL	LIST	6/20/2016	EST	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	CONDITION ELEM	CD		
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	7/2/2014	TD	A	BMU	N	BSMT UNFINISHED	259		69.47	17,992					
QUALITY	+	1.10	AVG +/GOOD - [100%]				A	ATF	L	ATTIC FINISH	518	1816	158.16	81,929					
FRAME	1	1.00	WOOD FRAME [100%]				+	BAS	L	BASE AREA	2,420	1816	244.80	592,406					
							E	EPA	N	ENCLOSED PORCH	240		99.22	23,813			G		
								F24	O	FPL 2S 4OP	1		20,443.50	20,444					
YEAR BLT	1816	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ												
NET AREA	2,938	DETAIL ADJ	1.173	FOUNDATION	4	CONT BSMT WALL	1.00												
\$NLA(RCN)	\$252	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00												
				ROOF SHAPE	1	GABLE	1.00												
				ROOF COVER	1	ASPH SHINGLES	1.00												
				FLOOR COVER	99	N/A	1.00												
				INT FINISH	99	N/A	1.00												
				HEATING/COOLING	2	HOT WATER	1.02												
				FUEL SOURCE	99	N/A	1.00												
CAPACITY		UNITS	ADJ																
STORIES		1.5	1.00																
ROOMS		8	1.00																
BEDROOMS		4	1.00																
BATHROOMS		1	1.00																
# 1/2 BATHS		0	1.00																
TOT FIXTURES		3	\$3,097																
# UNITS		1	1.00																
															EFF.YR/AGE	1970 / 52			
															COND	34 34 %			
															FUNC	0			
															ECON	0			
															DEPR	34	% GD	66	
															RCNLD	\$488,200			