

Key: 1691

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.633

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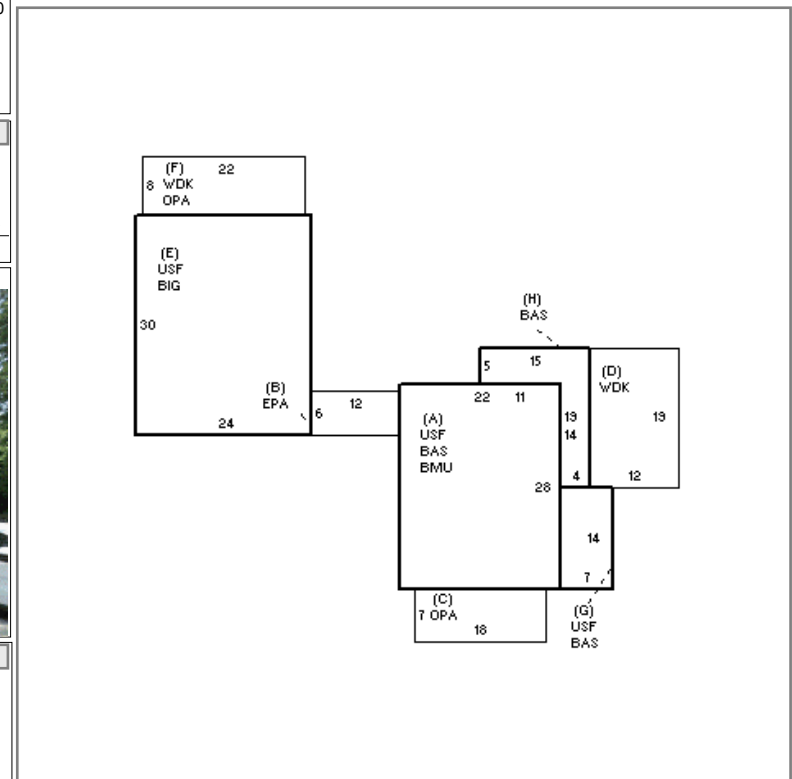
CURRENT OWNER				PARCEL ID				LOCATION				
COOK GREGORY & CHRISTINA M 50 CLAPP RD SCITUATE, MA 02066				24-1-11-F				50 CLAPP RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
COOK GREGORY & CHRISTINA				11/29/2018	QS	611,000	50568-53					
MCLELLAN KEVIN W & STACY				09/01/2005	A	485,000	31261-66					
MCLELLAN JOSEPH G & MARY				12/13/1982	QS	63,000	5260-358					
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	0.582	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	9,800

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	%
19-98	02/12/2019	2	ADDITIONS	17,000	07/10/2019	JD	100	100
06-430	07/24/2006	3	ALTERATIONS	2,000	06/07/2007	SJ	100	100
01-315	06/27/2001	3	ALTERATIONS				100	100
94-341	07/25/1994	3	ALTERATIONS				100	100
94-177	05/16/1994	3	ALTERATIONS				100	100

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TOTAL	1.500 Acres	ZONING	FRNT	273	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	N O T E	.IN-LAW/ACCESSORY DWG.		LAND	353,200	321,600
Inf1	FACTOR 100		BUILDING	481,700	432,900		
Inf2	PHY 100		DETACHED	16,200	15,400		
			OTHER	0	0		
			TOTAL	851,100	769,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A	1.00	10 0.90	17 X 31	527	34.25	16,200



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BUILDING	CD	ADJ	DESC	MEASURE	7/10/2019	JD
MODEL	1		RESIDENTIAL	LIST	7/10/2019	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/22/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
IN-LAW/ LEGAL ACCESSORY DWELLING

YEAR BLT	1912	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	650,983		
NET AREA	2,279	DETAIL ADJ	1.248	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	616		55.53	34,206	CONDITION ELEM	CD		
\$NLA(RCN)	\$286	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,434	1912	223.45	320,430	EXTERIOR	A		
				ROOF SHAPE	2	HIP	1.00	B	EPA	N	ENCLOSED PORCH	72		90.19	6,494	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	302		51.50	15,553	KITCHEN	G		
				FLOOR COVER	24	COMB	1.00	+	WDK	N	WOOD DECK	404		38.40	15,514	BATHS	G		
				INT FINISH	1	PLASTER	1.00	E	BIG	N	BUILT-IN GARAGE	720		50.85	36,615	HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02	+	BAS	L	BASE AREA	845	1912	245.71	207,629	ELECT	U		
				FUEL SOURCE	2	GAS	1.00		GFP	O	GAS FIREPLACE	1		5,556.00	5,556				
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1984 / 38
STORIES	2	1.00																COND	26 26 %
ROOMS	8	1.00																FUNC	0
BEDROOMS	4	1.00																ECON	0
BATHROOMS	3	1.00																DEPR	26 % GD 74
# 1/2 BATHS	0	1.00																RCNLD	\$481,700
TOT FIXTURES	9	\$8,986																	
# UNITS	2	1.02																	