

Key: 1703

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.644

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
NEE COLEMAN P & CARLA 91 CLAPP RD SCITUATE, MA 02066				24-2-22-0				91 CLAPP RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NEE COLEMAN P & CARLA				12/01/2015	H	370,000	46332-1				
MULLANEY JOHN A, DEBRA				12/01/2015	F	1	46331-343				
MULLANEY JOHN A & DOROTHY				01/01/1967	QS		3334-475				

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	%
SS17-12		5	SPLIT/SUB/LA		04/20/2016	SJ	100	100
16-16	01/12/2016	3	ALTERATIONS	18,000	06/20/2016	SJ	100	10
16-16	01/12/2016	3	ALTERATIONS	18,000	06/28/2017	SJ	100	100

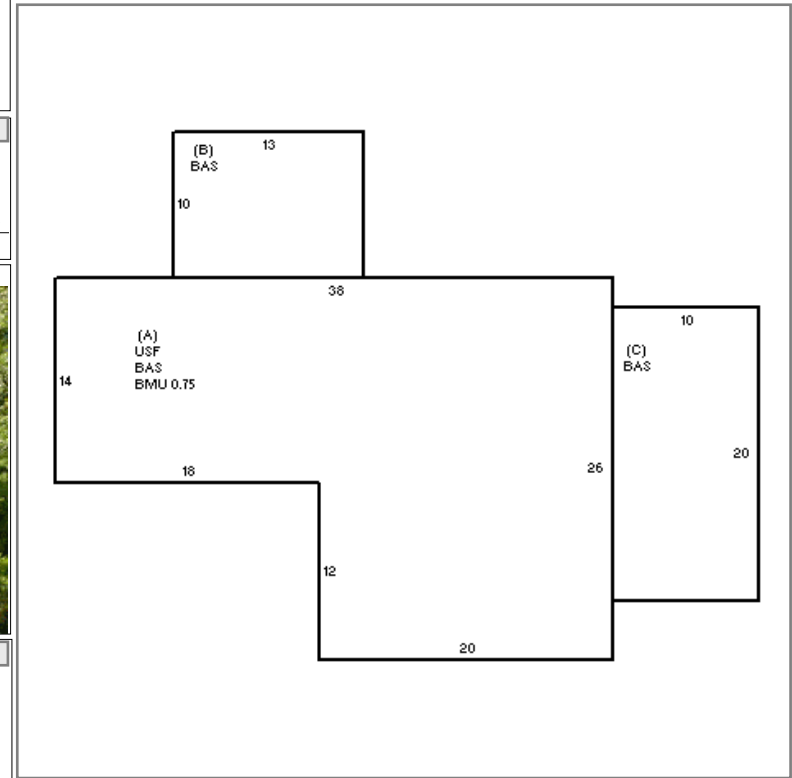
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,347	WS 1.00	100	1.00	374,000	1.62	100	1.00	R03	0.85	325,140

TOTAL	23,347 SF	ZONING	FRNT	181	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	N O T E	FY/01 CL 17D 175.00 #227. FY/95 CL 17D 175.00 #284.		LAND	325,100	295,600
Inf1	FACTOR 100		FY/93 CL 17D 175.00 #298. FY/94 CL 17D 175.00 #268.		BUILDING	361,300	321,500
Inf2	PHY 100		DETACHED	23,500	22,400	OTHER	0
					TOTAL	709,900	639,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFL	-	0.90	50 0.50	QTRS 1/2SFIN	624	74.67	23,300
S/V	A	1.00	SV 1.00	SHED	200	1.10	200



BLDG COMMENTS
OTHER FIX=SINK
FY12 QUALITY CHANGE FROM GD TO AVG+ PER FIELD REVIEW. STYLE CHANGE FROM COLONIAL TO CONVENTIONAL.



BUILDING	CD	ADJ	DESC	MEASURE	8/18/2010	PL
MODEL	1		RESIDENTIAL	LIST	8/18/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/22/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1867	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,874	DETAIL ADJ	1.224	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	579		62.66	36,279
\$NLA(RCN)	\$292	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	772	1867	249.85	192,881
				ROOF SHAPE	5	MANSARD	1.00	+	BAS	L	BASE AREA	1,102	1867	274.74	302,762
				ROOF COVER	1	ASPH SHINGLES	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063
				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								

TOTAL RCN	547,447	CONDITION ELEM	CD
EXTERIOR			
INTERIOR			
KITCHEN			G
BATHS			A
HEAT			
ELECT			
EFF.YR/AGE	1970 / 52		
COND	34	34 %	
FUNC	0		
ECON	0		
DEPR	34	% GD	66
RCNLD			\$361,300