

Key: 1707

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.648

LEGALLAND

CURRENT OWNER				PARCEL ID				LOCATION			
FOSTER BARBARA A TR P.O. BOX 191 N. SCITUATE, MA 02060				24-2-26-0				109 CLAPP RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FOSTER BARBARA A TR				04/24/2003	F		(103182)				
FOSTER ERNEST W & BARBARA				07/02/1987	QS	155,000	75485-				
CHASE F MALBON AND DORIS				01/01/1966	XX		(C00037794)				

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 %
17-507	08/08/2017	3	ALTERATIONS	13,995	03/29/2018	JD	100 100
14-187	04/14/2014	2	ADDITIONS	6,000	06/24/2014	MR	100 100
13-129	03/25/2013	2	ADDITIONS	14,500	06/27/2013	SJ	100 100
13-129	03/25/2013	2	ADDITIONS	14,500	06/24/2014	MR	100 100
00-127.1	06/09/2000	3	ALTERATIONS				100 100

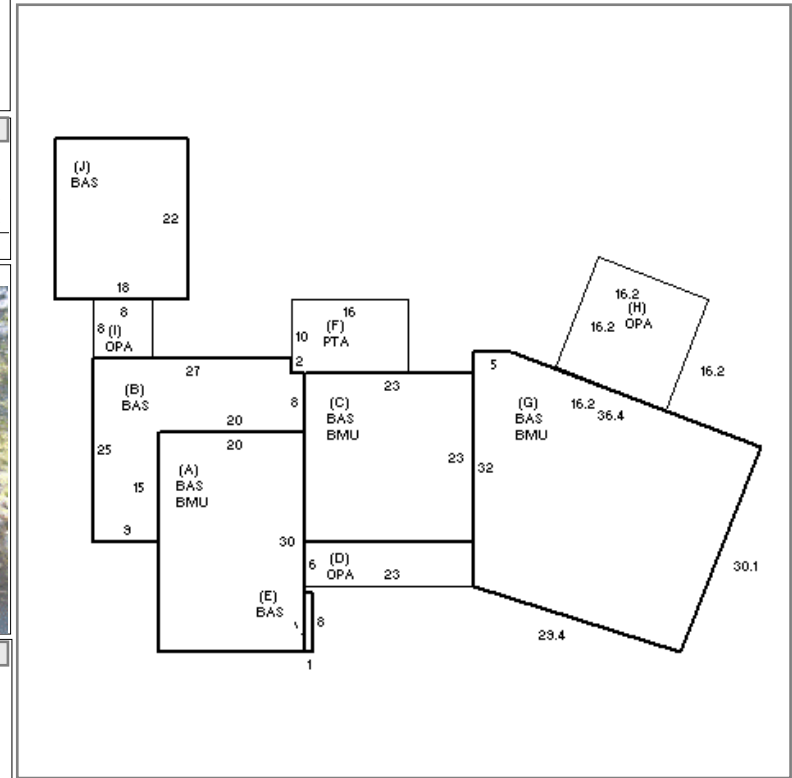
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,350	WS 1.00	100	1.00	100	1.00		R03	0.85		327,460

TOTAL	25,350 SF	ZONING	FRNT	103	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	327,500	297,700
Inf1	FACTOR 100		BUILDING	468,400	416,300		
Inf2	PHY 100		DETACHED	3,300	3,100		
			OTHER	0	0		
					<b>TOTAL</b>	<b>799,200</b>	<b>717,100</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	+	1.10	10 0.90 12X24	2014	288	12.68	3,300



BLDG COMMENTS
FY12 QUALITY CHANGE FROM GD TO AVG+ PER FIELD REVIEW.
FY19 COND CHANGE FROM AVE TO GOOD



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/27/2013	SJ
MODEL	1		RESIDENTIAL			
STYLE	1	0.85	RANCH [100%]	LIST	6/27/2013	SJ
QUALITY	A	1.00	AVERAGE [100%]	REVIEW	3/29/2018	JD
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	3,052	DETAIL ADJ	0.875	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$207	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	9	WARM/COOL AIR	1.03
				FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	2,227		39.74	88,506
+	BAS	L	BASE AREA	2,656	1900	165.08	438,460
+	OPA	N	OPEN PORCH	463		51.50	23,845
F	PTA	N	PATIO	160		14.90	2,384
J	BAS	L	BASE AREA	396	2013	165.08	65,373
	BMG	O	BSMT GARAGE	2		2,491.00	4,982
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	632,931
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1985 / 37
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$468,400