

Key: 1709

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.650

LEGALS

LAND

DETACHED

BUILDING

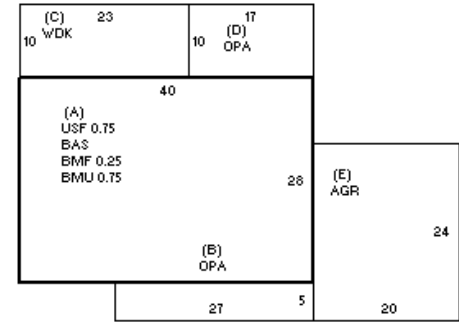
CURRENT OWNER				PARCEL ID				LOCATION			
SELINGER FRANK J & JUDITH S/O SELINGER FRANK J & 129 CLAPP RD SCITUATE, MA 02066				24-2-28-A				129 CLAPP RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SELINGER FRANK J & SELINGER FRANK J & JUDITH DAHONEY THOMAS G & DORENE				07/25/2023 06/19/1991 02/03/1966	F QS XX	10 257,000	(135674) (81581) (C00045747)				

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	%

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	0.412	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	6,930

TOTAL	1.330 Acres	ZONING	REMOVED INFL3 (FY12)	FRNT	460	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE		LAND	350,400	318,900		
Infl1	FACTOR 100			BUILDING	375,600	347,400		
Infl2	PHY 100			DETACHED	1,200	1,100		
				OTHER	0	0		
				TOTAL	727,200	667,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		1,100	1.10	1,200



BUILDING	CD	ADJ	DESC	MEASURE	8/18/2010	PL
MODEL	1		RESIDENTIAL	LIST	8/18/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/22/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
OTHER FIX=2 SINKS
FY12 QUALITY CHANGE FROM GD TO AVG PER FIELD REVIEW.

YEAR BLT	1964	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	507,559	
NET AREA	1,960	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	840		45.72	38,405	CONDITION ELEM	CD	
\$NLA(RCN)	\$259	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH-SEP	280		64.18	17,971	EXTERIOR		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,120	1964	206.42	231,185	INTERIOR	
STORIES	2	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	840	1964	187.71	157,679	KITCHEN			
ROOMS	10	1.00	FLOOR COVER	99	N/A	1.00	+	OPA	N	OPEN PORCH	305		51.50	15,708	BATHS			
BEDROOMS	4	1.00	INT FINISH	99	N/A	1.00	C	WDK	N	WOOD DECK	230		38.40	8,832	HEAT			
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02	E	AGR	N	ATT GARAGE	480		44.54	21,380	ELECT			
# 1/2 BATHS	1	1.00	FUEL SOURCE	99	N/A	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239				
TOT FIXTURES	10	\$8,160																
# UNITS	1	1.00																
																EFF.YR/AGE	1985 / 37	
																COND	26 26 %	
																FUNC	0	
																ECON	0	
																DEPR	26 % GD 74	
																RCNLD	\$375,600	