

Key: 1744

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.675

LEGALS

LAND

CURRENT OWNER				PARCEL ID				LOCATION					
SNOW FRANK,ROBIN,CHRIS & EATON SUE				30-1-A-0				21-A CLAPP RD					
21 CLAPP RD (REAR)				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
SCITUATE, MA 02066				SNOW FRANK,ROBIN,CHRIS & SNOW ROBERT E & MALIN L				08/06/2002	F		1 (101776)		
				SNOW ROBERT E AND MALIN L				01/01/1962	XX		30944-0		
								01/01/1960	XX		2722-485		

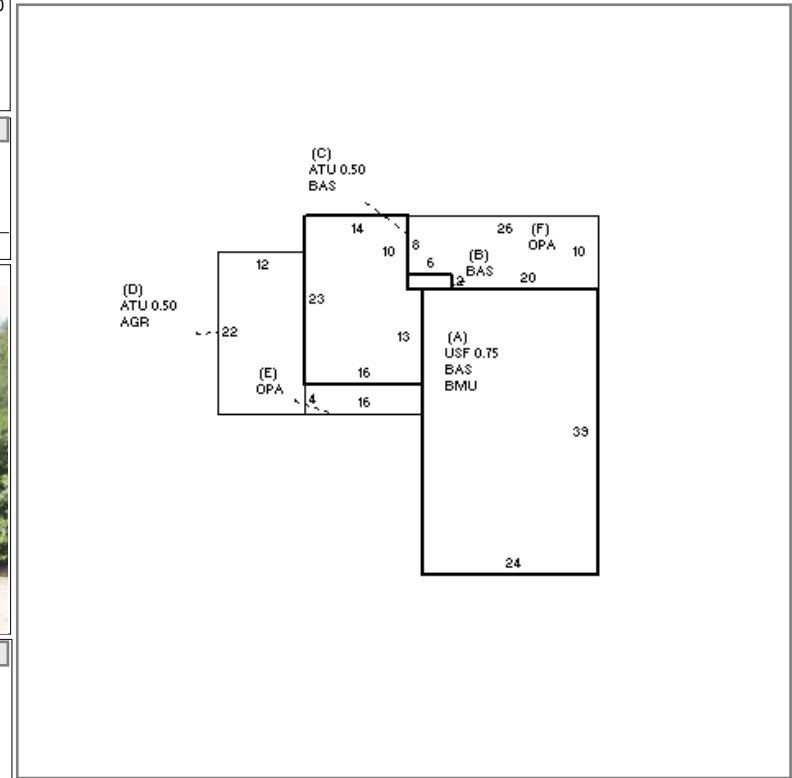
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-884	12/11/2020	3	ALTERATIONS	40,000	09/13/2021	JD	100	100
89-237	05/01/1989	3	ALTERATIONS				100	100
		6	CYCL GROWTH				100	100

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	7,582	WS 1.00	100	1.00	6,732	0.68	W40	0.40	R03	0.85	34,530

TOTAL	8.500 Acres		ZONING	FRNT	145	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE		N O T E	. . . WETLANDS AT REAR OF PARCEL		LAND	378,000	345,300
Inf1	FACTOR 100			LAND	355,100	315,700		
Inf2	PHY 100			DETACHED	38,800	36,900		
						OTHER	0	0
						TOTAL	771,900	697,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80	40 0.60 24X32 & 14X3	1976	1,188	30.70	21,900
SHF	A	1.00	30 0.70 6X12		72	16.65	800
SHF	A	1.00	30 0.70 12X42		504	10.79	3,800
IPV	A	1.00	40 0.60 32X16		512	34.49	10,600
SHF	A	1.00	30 0.70 20X10		200	12.29	1,700

PHOTO 09/13/2021



BUILDING	CD	ADJ	DESC	MEASURE	9/13/2021	JD
MODEL	1		RESIDENTIAL	LIST	9/13/2021	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/22/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

DETACHED

BUILDING

YEAR BLT	1961	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	538,016
NET AREA	1,998	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	936		48.08	45,001	CONDITION ELEM	CD
\$NLA(RCN)	\$269	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	702	1961	205.62	144,348	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,296	1961	226.11	293,040	INTERIOR	A
				ROOF COVER	1	ASPH SHINGLES	1.00	+	ATU	N	ATTIC UNF	306		37.00	11,322	KITCHEN	G
				FLOOR COVER	24	COMB	1.00	D	AGR	N	ATT GARAGE	264		53.94	14,239	BATHS	A
				INT FINISH	1	PLASTER	1.00	+	OPA	N	OPEN PORCH	312		51.50	16,088	HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02		F22	O	FPL 2S 2OP	1		11,305.00	11,305	ELECT	A
				FUEL SOURCE	1	OIL	1.00										

EFF.YR/AGE	1970 / 52	
COND	34	34 %
FUNC	0	
ECON	0	
DEPR	34	% GD 66
RCNLD	\$355,100	