

Key: 1780

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.708

LEGAL

LAND

DETACHED

BUILDING

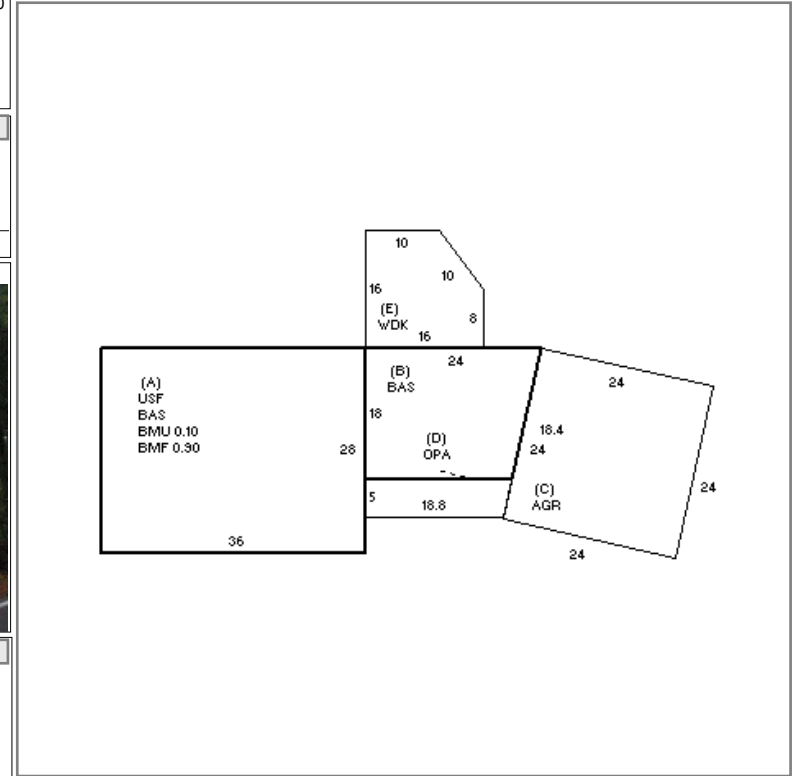
CURRENT OWNER				PARCEL ID				LOCATION			
KASPER ALDONA J TR & S/O CLAPP JAMES REID & 664 FIRST PARISH RD SCITUATE, MA 02066				30-3-1-0				664 FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CLAPP JAMES REID & KASPER ALDONA J TR & KASPER JOHN P & ALDONA J				09/14/2023	QS	865,000	58277-26				
				04/28/2016	F	100	46859-68				
				01/28/1991	QS		10127-287				

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	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	0.005	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	80

TOTAL	40,218 SF	ZONING	W. SCITUATE	FRNT	390	ASSESSED	CURRENT	PREVIOUS
Ngh		NOTE		LAND		343,500	312,300	
Inf1	FACTOR 100		BUILDING	448,500	458,900			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL		792,000	771,200	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	4/21/2009	PL
MODEL	1		RESIDENTIAL	LIST	4/21/2009	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/11/2023	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

MLS

YEAR BLT	1970	SIZE ADJ	1.000
NET AREA	2,412	DETAIL ADJ	1.030
\$NLA(RCN)	\$273	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	8	\$7,251	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	2	WOOD SHINGLES	1.01
FLOOR COVER	24	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMF	N	BSMT FINISH-SEP	907		72.62	65,863
A	BMU	N	BSMT UNFINISHED	101		51.73	5,225
A	USF	L	UPPER STORY FIN	1,008	1970	201.12	202,732
+	BAS	L	BASE AREA	1,404	1970	221.16	310,512
C	AGR	N	ATT GARAGE	575		46.91	26,973
D	OPA	N	OPEN PORCH	97		56.66	5,496
E	WDK	N	WOOD DECK	232		42.24	9,800
	F11	O	FPL 1S 1OP	1		8,009.10	8,009
	F21	O	FPL 2S 1OP	1		9,062.90	9,063
	FPL	O	FIREPLACE	1		8,594.30	8,594

TOTAL RCN	659,518
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1971 / 51
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$448,500