

Key: 252

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 241

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|--------------|--|--|--|
| ROBBINS WAYNE H & CYNTHIA S 292 CLAPP ROAD SCITUATE, MA 02066 | | | | 17-2-20-A | | | | 292 CLAPP RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| ROBBINS WAYNE H & CYNTHIA | | | | 04/02/1997 | F | 1 | 15072-339 | | | | |
| ROBBINS WAYNE & HALL CYNT | | | | 01/16/1997 | XX | | 14914-67 | | | | |
| HALL CYNTHIA S | | | | 12/09/1996 | XX | | 14833-41 | | | | |

| 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 | % |
| 99-551 | 11/02/1999 | 2 | ADDITIONS | | | | 100 | 100 |
| 97-303 | 06/09/1997 | 1 | NEW CONST | | | | 100 | 100 |

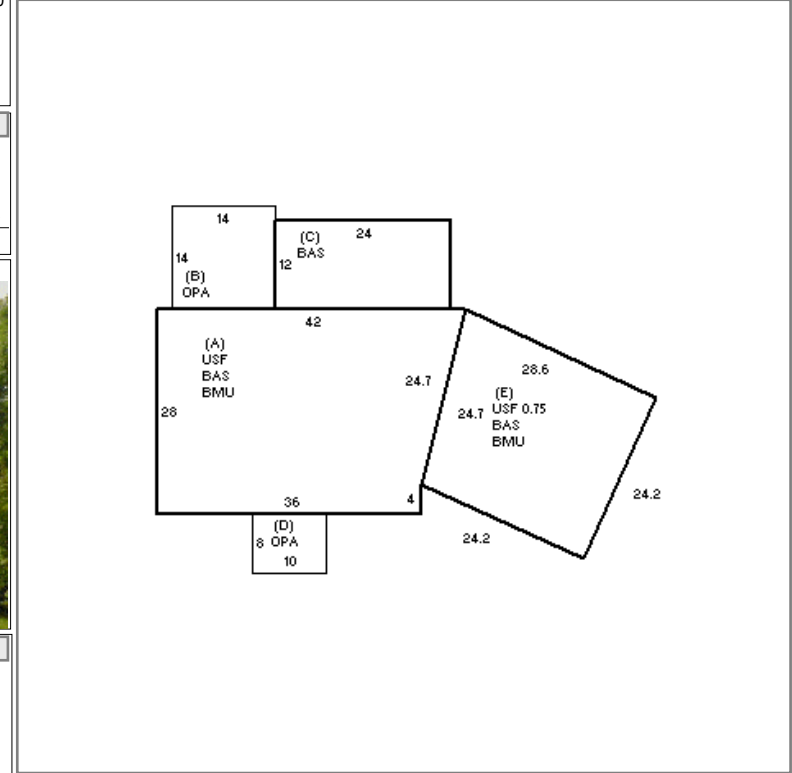
LAND

| 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 | 0.982 | WS 1.00 | 100 | 1.00 | 16,830 | 1.00 | 100 | 1.00 | R03 | 0.85 | 16,530 |

| TOTAL | 1.900 Acres | ZONING | REMOVED INFL3 (FY12) | FRNT | 50 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--------|----------------------|----------|----|-----------|-----------|----------|
| Ngh | W. SCITUATE | NOTE | | LAND | | 360,000 | 328,100 | |
| Infl1 | FACTOR 100 | | | BUILDING | | 621,200 | 584,200 | |
| Infl2 | PHY 100 | | | DETACHED | | 93,800 | 89,300 | |
| | | | | OTHER | | 0 | 0 | |
| | | | | TOTAL | | 1,075,000 | 1,001,600 | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|--------------|----------|------|-------|-----------|--------|
| BBL | V | 1.50 10 0.90 | 2SFR/A/B | 1998 | 2,400 | 43.44 | 93,800 |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 4/1/2009 | PL |
|----------|----|------|---------------------|-------------|----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST REVIEW | 3/4/2011 | KT |
| STYLE | 5 | 1.00 | COLONIAL [100%] | | | |
| QUALITY | + | 1.10 | AVG +/GOOD - [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

G

| YEAR BLT | 1984 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 828,295 | |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|------------|
| NET AREA | 3,568 | DETAIL ADJ | 1.020 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,720 | | 45.66 | 78,538 | CONDITION ELEM | CD | |
| \$NLA(RCN) | \$232 | OVERALL | 1.000 | EXT COVER | 2 | CLAPBOARD | 1.00 | + | USF | L | UPPER STORY FIN | 1,560 | 1984 | 189.06 | 294,936 | EXTERIOR | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | OPA | N | OPEN PORCH | 276 | | 56.65 | 15,635 | INTERIOR | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | + | BAS | L | BASE AREA | 2,008 | 1984 | 207.90 | 417,461 | KITCHEN | | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | | BMG | O | BSMT GARAGE | 2 | | 2,740.10 | 5,480 | BATHS | | |
| | | | | INT FINISH | 99 | N/A | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | 9,062.90 | 9,063 | HEAT | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | | | | | | | | ELECT | | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | EFF.YR/AGE | 1990 / 32 |
| | | | | | | | | | | | | | | | | | COND | 25 25% |
| | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | DEPR | 25 % GD 75 |
| | | | | | | | | | | | | | | | | | RCNLD | \$621,200 |