

Key: 254

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 243

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
COHEN EUGENE G S/O SPINZOLA CHERYL & SWANSON 384 CLAPP RD SCITUATE, MA 02066				17-3-5-0				384 CLAPP RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SPINZOLA CHERYL & SWANSON				06/16/2023	N	450,000	58011-273				
COHEN EUGENE G				05/15/2020	F	1	52758-345				
COHEN EUGENE G & PENUEL E				11/09/2005	A	267,511	31695-198				

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	%
11-514	08/22/2011	3	ALTERATIONS	5,300	06/26/2012	SJ	100	100
06-495	08/16/2006	2	ADDITIONS	11,760	06/07/2007	SJ	100	100
		7	OTHERS				100	100

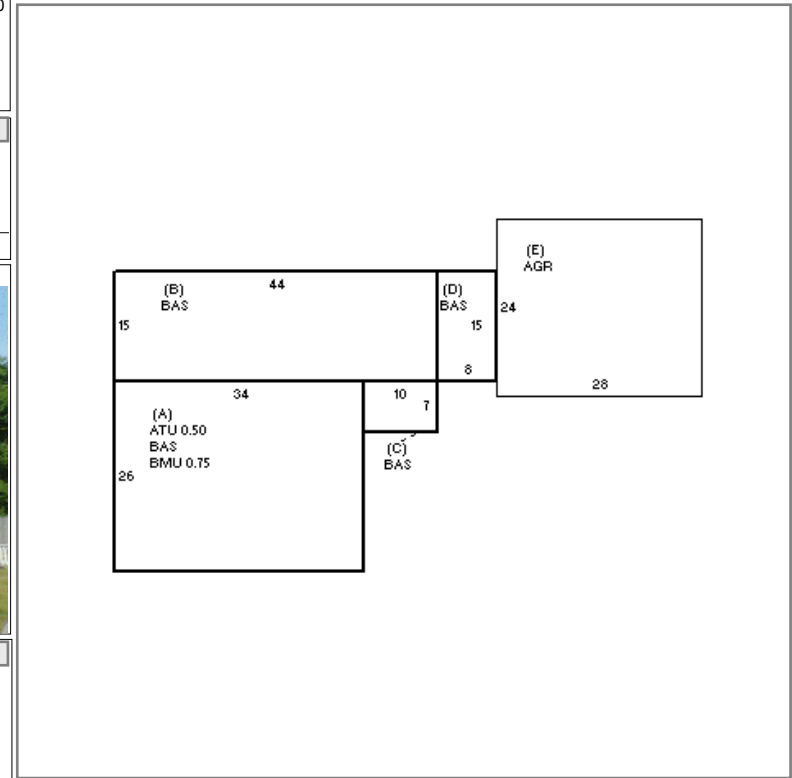
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	0.054	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	910

TOTAL	42,350 SF	ZONING	FRNT	984	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	344,300	313,100
Inf1	FACTOR 100		BUILDING	263,200	231,900		
Inf2	PHY 100		DETACHED	8,800	8,000		
			OTHER	0	0		
			TOTAL	616,300	553,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 VINYL STEEL		8,000	1.10	8,800



BLDG COMMENTS
MLS



BUILDING	CD	ADJ	DESC	MEASURE	6/26/2012	SJ
MODEL	1		RESIDENTIAL	LIST		
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	8/17/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1818	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,734	DETAIL ADJ	1.173	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	663		54.01	35,811
\$NLA(RCN)	\$304	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	884	1818	243.06	214,869
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	442		37.00	16,354
				ROOF COVER	1	ASPH SHINGLES	1.00	B	BAS	L	BASE AREA	660	1930	243.07	160,423
				FLOOR COVER	24	COMB	1.00	+ BAS	L	BASE AREA	190	2006	243.06	46,182	
				INT FINISH	1	PLASTER	1.00	E	AGR	N	ATT GARAGE	672		41.28	27,739
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	2		8,238.50	16,477	
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	526,301
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	U
EFF.YR/AGE	1973 / 49
COND	30 30 %
FUNC	20 structural issu
ECON	0
DEPR	50 % GD 50
RCNLD	\$263,200