

Key: 275

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 263

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LITCHFIELD LILLIAN 372 CLAPP RD SCITUATE, MA 02066				17-2-7-0				364-372 CLAPP RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LITCHFIELD LILLIAN				02/18/2015	F	100	45235-83				
LITCHFIELD LILLIAN, RAY &				02/18/2015	F	1	45235-81				
LITCHFIELD MARY T				12/27/1956	QS		2546-228				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
0130	65	MULTI-USE RES				1	1 of 2
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	0.182	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	3,060

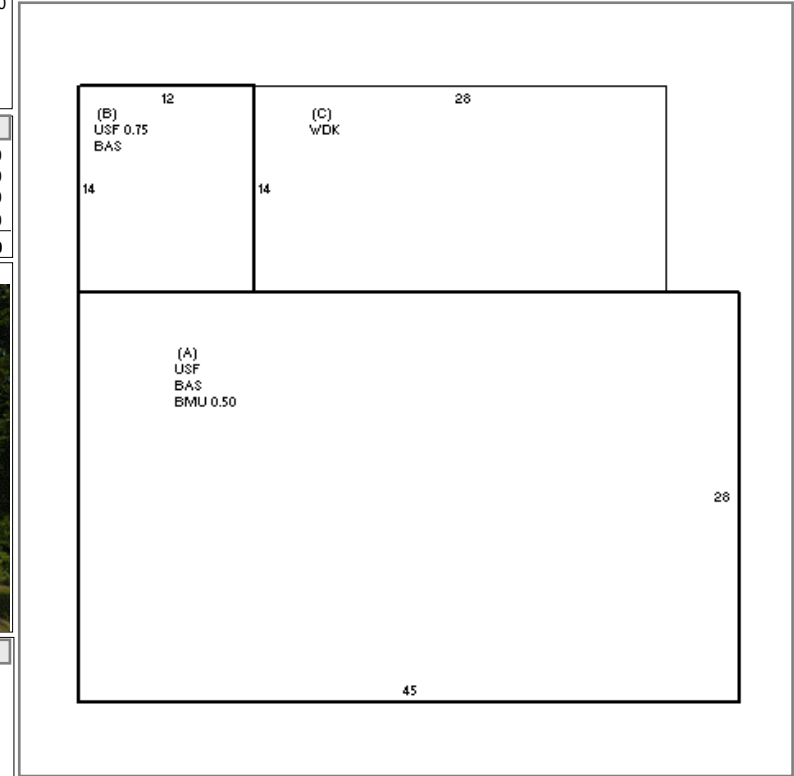
TOTAL	1.100 Acres	ZONING	FRNT	476	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	346,500	315,200
Infl1	FACTOR 100		LAND BUILDING	438,600	390,200		
Infl2	PHY 100		DETACHED	23,200	22,000		
			OTHER	65,800	62,900		
					TOTAL	874,100	790,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGC	G	1.20 50 0.50	1SCB-26X36		936	49.47	23,200



BUILDING	CD	ADJ	DESC	MEASURE	12/15/2021	PJK
MODEL	1		RESIDENTIAL	LIST	12/15/2021	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/15/2011	DF
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	0	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,814	DETAIL ADJ	1.224	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	630		55.07	34,692
\$NLA(RCN)	\$244	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,386	0	212.35	294,317
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,428	0	233.51	333,449
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	392		38.40	15,053
				FLOOR COVER	2	SOFTWOOD	1.00								
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	1	OIL	1.00								



CAPACITY	UNITS	ADJ	TOTAL RCN	685,345
STORIES	2	1.00	CONDITION ELEM	CD
ROOMS	9	1.00	EXTERIOR	A
BEDROOMS	0	1.00	INTERIOR	A
BATHROOMS	2	1.00	KITCHEN	A
# 1/2 BATHS	1	1.00	BATHS	A
TOT FIXTURES	8	\$7,834	HEAT	A
# UNITS	1	1.00	ELECT	A

EFF.YR/AGE	1968 / 54
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$438,600

