

Key: 276

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 265

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DAUPHINEE DAVID & CHERI L 70 MT HOPE ST NORWELL, MA 02061				17-2-9-0				356 CLAPP RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DAUPHINEE DAVID & CHERI L				02/25/2002	A	220,000	21595-187				
SPENCE WILLIAM F & SUSAN				12/31/2001	A	179,600	21261-335				
COATES EVELYN				01/01/1972	QS		3661-404				

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	%
03-065	02/21/2003	3	ALTERATIONS		05/31/2007	SJ	100	100
		3	ALTERATIONS		09/06/2006	SJ	100	100
		2	ADDITIONS		05/16/2005	SJ	100	100
		3	ALTERATIONS	50,000	06/30/2004	SJ	100	100

LAND

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	0.082	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	1,380

TOTAL	43,560 SF		ZONING	FRNT	117		ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE		NOTE			LAND	344,800	313,500	
Inf1	FACTOR 100			LAND BUILDING	178,800	167,900			
Inf2	PHY 100			DETACHED	6,200	5,900			
				OTHER	0	0			
					TOTAL	529,800	487,300		

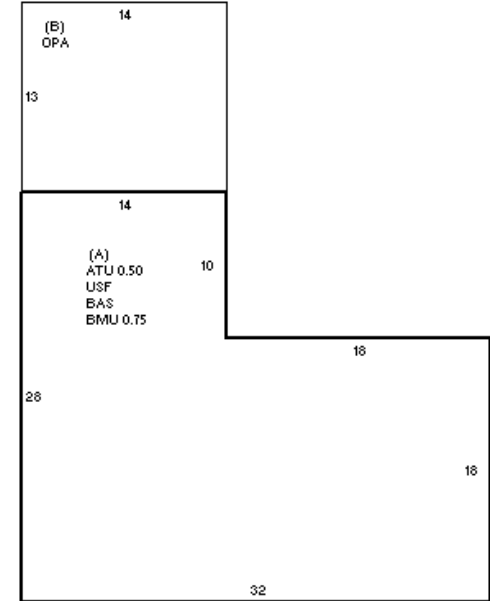
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	-	0.90	70 0.30 1S/L 1.5S		684	29.59	6,100
S/V	A	1.00	SV 1.00 SHED		100	1.10	100

PHOTO 09/12/2003



BLDG COMMENTS
FY12 STYLE CHANGE FROM COLONIAL TO CONVENTIONAL.



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/16/2010	PL
MODEL	1		RESIDENTIAL	LIST	7/16/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/7/2011	KT
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	496,558					
NET AREA	1,432	DETAIL ADJ	1.200	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	537		70.53	37,872	CONDITION ELEM CD						
\$NLA(RCN)	\$347	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	716	1900	311.44	222,994	EXTERIOR						
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	716	1900	283.23	202,789	INTERIOR						
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATU	N	ATTIC UNF	358		44.40	15,895	KITCHEN						
				FLOOR COVER	99	N/A	1.00	B	OPA	N	OPEN PORCH	182		61.80	11,248	BATHS						
				INT FINISH	99	N/A	1.00											HEAT				
				HEATING/COOLING	1	FORCED AIR	1.00											ELECT				
				FUEL SOURCE	99	N/A	1.00											EFF.YR/AGE 1952 / 70				
																				COND 64 64 %		
																				FUNC 0		
																				ECON 0		
																				DEPR 64 % GD 36		
																				RCNLD \$178,800		