Key: 282

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 269

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SIDES DANIEL L & LINDA L 318 CLAPP ROAD SCITUATE, MA 02066	17-2-15-0	318 CLAPP RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SIDES DANIEL L & LINDA L	11/05/1986	QS	146,000	7247-258
CRANE JOHN J AND ANNIE H	01/01/1970	XX		3517-565
CRANE ANNIE H	01/01/1951	XX		2097-34

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

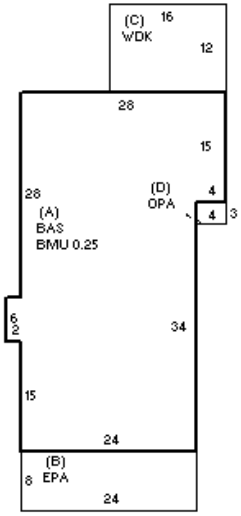
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

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	100	1.00	374,000	1.00	100	1.00	R03	0.85			343,430
300	A	0.102	WS	1.00	100	1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85			1,720

TOTAL	1.020 Acres	ZONING		FRNT	179
Ngh	W. SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	345,200	313,900
BUILDING	128,200	119,300
DETACHED	5,900	5,600
OTHER	0	0
TOTAL	**479,300**	**438,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	- 0.90	50 0.50	GARAGE		240	49.28	5,900

PHOTO 09/12/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.85	COTT/BUNGALOW [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/1/2009	PL
LIST	4/1/2009	EST
REVIEW	3/7/2011	KT

YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	1,248	DETAIL ADJ	0.867
$NLA(RCN)	$234	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,162
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	312		63.15	19,703
A	BAS	L	BASE AREA	1,248	1940	194.09	242,230
B	EPA	N	ENCLOSED PORCH	192		90.20	17,318
C	WDK	N	WOOD DECK	192		38.40	7,373
D	OPA	N	OPEN PORCH	12		51.50	618

TOTAL RCN	291,404
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1956 / 66	
COND	56	56 %
FUNC	0	
ECON	0	
DEPR	56	% GD 44
RCNLD		$128,200