

Key: 291

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 278

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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
AVERY JOHN S 314 CLAPP RD SCITUATE, MA 02066				17-2-16-A				314 CLAPP RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
AVERY JOHN S				11/30/2017	QS	402,000	49245-133				
MAXWELL LAND TRUST LTD				06/09/2000	QS	325,000	18595-266				
MERRITT EARL W AND MAY S				05/22/1992	XX	10992-45					

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	%
21-48	01/19/2021	3	ALTERATIONS	22,000	07/07/2021	JD	100	100
		7	OTHERS		05/08/2006		100	100

LAND

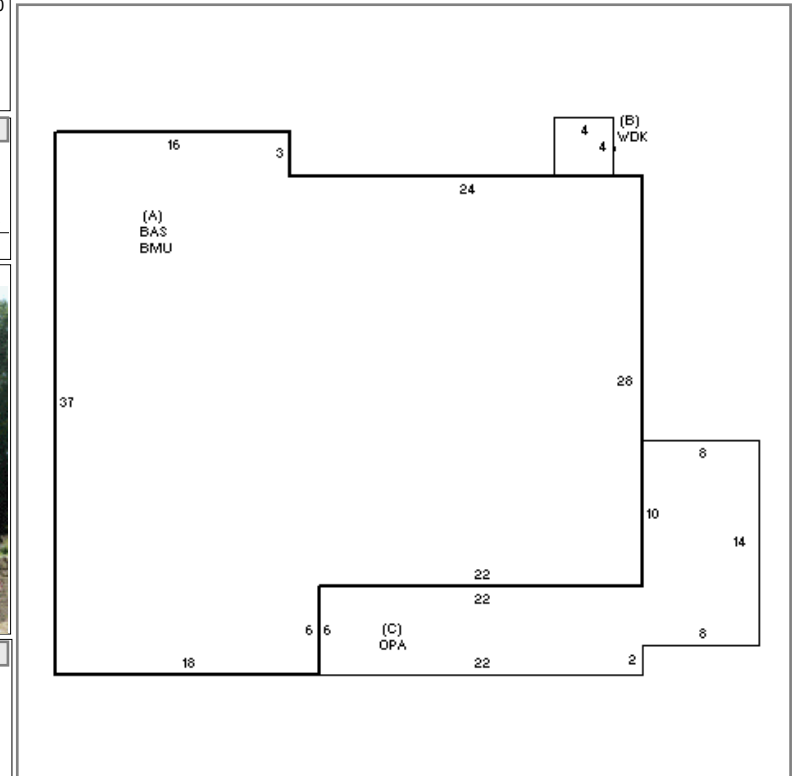
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	1,522	WS 1.00	100	1.00	10,098	1.00	W60	0.60	R03	0.85	15,370

TOTAL	2.440 Acres	ZONING	FRNT	183	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	358,800	327,000
Inf1	FACTOR 100		BLDG	230,700	205,200		
Inf2	PHY 100		DETACHED	12,800	12,200		
			OTHER	0	0		
					TOTAL	602,300	544,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	40 0.60	1970	264	54.75	8,700
HTB	A	1.00	20 0.80		1	5,181.80	4,100



BUILDING	CD	ADJ	DESC	MEASURE	7/7/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/7/2021	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/7/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETACHED

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YEAR BLT	1967	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	334,389
NET AREA	1,276	DETAIL ADJ	0.884	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,276		44.25	56,459	CONDITION ELEM	CD
\$NLA(RCN)	\$262	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,276	1967	196.78	251,095	EXTERIOR	G
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	16		38.38	614	INTERIOR	A
STORIES	1	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	244		51.50	12,566	KITCHEN	A
ROOMS	5	1.00		FLOOR COVER	24	COMB	1.00		F12	O	FPL 1S 2OP	1		10,347.00	10,347	BATHS	A
BEDROOMS	3	1.00		INT FINISH	1	PLASTER	1.00		ODS	O	OUT DOOR SHOWER	1		1,186.00	1,186	HEAT	A
BATHROOMS	1	1.00		HEATING/COOLING	11	HW/COOL AIR	1.04									ELECT	A
# 1/2 BATHS	0	1.00		FUEL SOURCE	1	OIL	1.00										
TOT FIXTURES	3	\$2,122															
# UNITS	1	1.00															
																EFF.YR/AGE	1972 / 50
																COND	31 31 %
																FUNC	0
																ECON	0
																DEPR	31 % GD 69
																RCNLD	\$230,700