

Key: 292

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 279

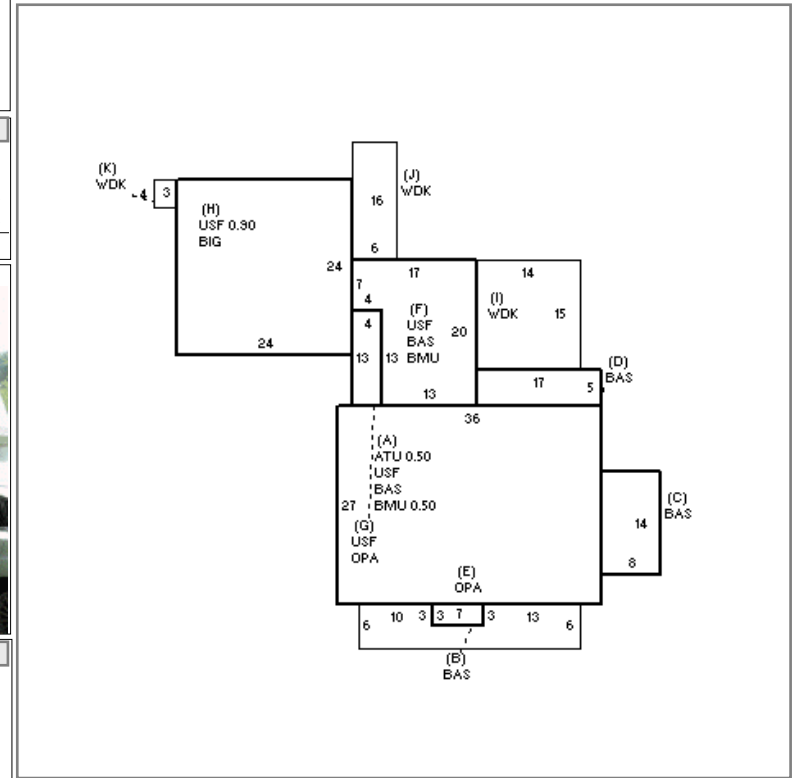
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CURRENT OWNER				PARCEL ID				LOCATION				
GIROUX JARED & RENY DEBRA 304 CLAPP RD SCITUATE, MA 02066				17-2-16-0				304 CLAPP RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
GIROUX JARED & RENY DEBRA				08/16/2019	O	870,000	51515-224					
STC CONSTRUCTION SERVICES				11/23/2015	F	1	46303-299					
CRONIN JOHN A				11/23/2015	H	230,000	46303-296					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,677	WS 1.00	100	1.00	374,000	1.60	100	1.00	R03	0.85	325,520

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	%
20-671	10/16/2020	3	ALTERATIONS	145,750	07/07/2021	JD	100	100
16-277	05/23/2016	2	ADDITIONS	106,500	08/09/2016	SJ	100	0
16-277	05/23/2016	2	ADDITIONS	106,500	06/27/2017	SJ	100	0
16-277	05/23/2016	2	ADDITIONS	106,500	08/16/2018	JD	100	60
16-277	05/23/2016	2	ADDITIONS	106,500	04/02/2019	JD	100	90

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TOTAL	23,677 SF	ZONING	FRNT	127	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	N O T E			LAND	325,500	295,900
Inf1	FACTOR 100		BUILDING	1,021,700	909,100		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	1,347,200	1,205,000		



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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	07/07/2021

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BUILDING	CD	ADJ	DESC	MEASURE	8/16/2018	JD	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	8/16/2018	JD	IN-LAW APT/ LEGAL ACCESSORY DWELLING
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	7/7/2021	JD	MLS
QUALITY	G	1.20	GOOD [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

YEAR BLT	1929	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,053,305	
NET AREA	3,308	DETAIL ADJ	1.272	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	774		61.28	47,431	CONDITION ELEM	CD	
\$NLA(RCN)	\$318	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,490	1929	259.25	386,287	EXTERIOR	V	
				ROOF SHAPE	3	GAMBREL	1.00	A	ATU	N	ATTIC UNF	486		44.40	21,578	INTERIOR	V	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	394	2018	285.09	112,324	KITCHEN	V	
				FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BASE AREA	1,084	1929	285.08	309,031	BATHS	V	
				INT FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	211		61.80	13,040	HEAT	U	
				HEATING/COOLING	11	HW/COOL AIR	1.04	+	USF	L	UPPER STORY FIN	340	2018	259.25	88,146	ELECT	U	
				FUEL SOURCE	2	GAS	1.00	H	BIG	N	BUILT-IN GARAGE	576		65.09	37,494			
									+	WDK	N	WOOD DECK	318		46.08	14,653		
										F21	O	FPL 2S 1OP	1		9,886.80	9,887		
										GEN	O	GENERATOR	1		0.00			
													EFF.YR/AGE		2019 / 3			
												COND		3 3 %				
												FUNC		0				
												ECON		0				
												DEPR		3 % GD 97				
												RCNLD		\$1,021,700				