Key: **293**

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 280

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KELLY RICHARD H & MARY S **S/O KELLY JAMES J** **300 CLAPP RD** **SCITUATE, MA 02066**	**17-2-17-0**	**300 CLAPP RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KELLY JAMES J	03/27/2023	A	303,233	57772-213
KELLY R JR, KELLY M, KELL	03/27/2023	F		57772-211
KELLY RICHARD H & MARY S	01/01/1966	QS		3230-434

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

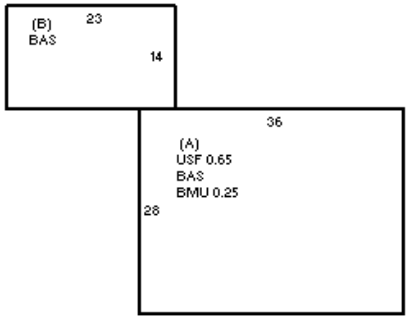
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-1031	10/03/2022	3	ALTERATIONS	70,000	05/17/2023	JD	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,239	WS 1.00	100 1.00	100 1.00	374,000	1.77	100 1.00	R03 0.85			322,600

TOTAL	21,239 SF	ZONING		FRNT	124
Ngh	W. SCITUATE	NOTE	FY/05 CL41C $500 #359 CPF #360 FY 06 CL41C #255 CPF #256		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	322,600	293,300
BUILDING	230,100	192,700
DETACHED	300	300
OTHER	0	0
TOTAL	**553,000**	**486,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A 1.00	SV 1.00	SHED		300	1.10	300

PHOTO 05/22/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	19	1.15	ANTIQUE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/17/2023	JD
LIST	5/17/2023	EST
REVIEW	3/7/2011	KT

YEAR BLT	1778	SIZE ADJ	1.000
NET AREA	1,985	DETAIL ADJ	1.184
$NLA(RCN)	$252	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.65	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$5,683
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WOOD SHINGLES	1.01
FLOOR COVER	24	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	252		63.15	15,914
A	USF	L	UPPER STORY FIN	655	1778	217.21	142,274
+	BAS	L	BASE AREA	1,330	1778	238.85	317,677
	F24	O	FPL 2S 4OP	1		18,585.00	18,585

TOTAL RCN 500,133

CONDITION ELEM	CD
EXTERIOR	P
INTERIOR	P
KITCHEN	F
BATHS	F
HEAT	A
ELECT	O

EFF.YR/AGE 1957 / 65

COND	54	54 %	
FUNC	0		
ECON	0		
DEPR	54	% GD	46

RCNLD $230,100