Key: 298

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 285

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COLLINS BRENDAN J & EVERETT JESSICA R 278 CLAPP RD SCITUATE, MA 02066	17-2-24-0	278 CLAPP RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COLLINS BRENDAN J &	05/14/2004	QS	380,000	28212-226
ROTCHFORD ROBERT J & MART	01/01/1953	QS		2239-407

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

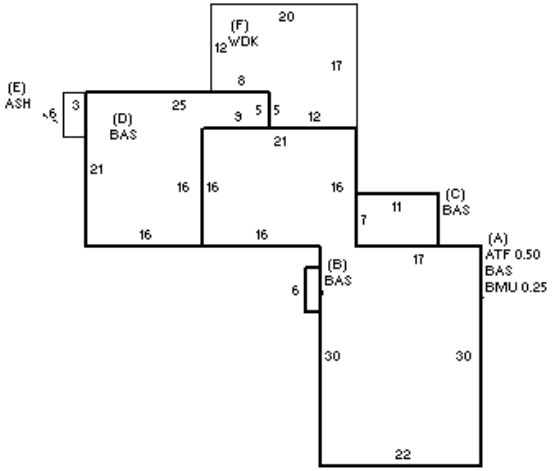
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
18-418	06/29/2018	3	ALTERATIONS	6,000	07/17/2018	JD	100	0
18-418	06/29/2018	3	ALTERATIONS	6,000	07/02/2019	JD	100	80
18-418	06/29/2018	3	ALTERATIONS	6,000	05/07/2020	JD	100	100
17-434	07/10/2017	3	ALTERATIONS	3,000	02/27/2018	JD	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,700	WS 1.00	100 1.00	100 1.00	374,000	1.73	100 1.00	R03 0.85			323,160

TOTAL	21,700 SF	ZONING		FRNT	170
Ngh	W. SCITUATE	NOTE	FY/00 CL 41C 500.00 #300. FY99 CL 41C 500.00 #276. FL/02 CL 41C 500.00 #326. FY/98 CL 41C 500 #223.		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	323,200	293,800
BUILDING	314,100	279,500
DETACHED	1,000	900
OTHER	0	0
TOTAL	**638,300**	**574,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	40 0.60	SHED 14 X 8		112	14.21	1,000

PHOTO 07/02/2019

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	2/27/2018	JD
LIST	2/27/2018	JD
REVIEW	5/7/2020	JD

YEAR BLT	1870	SIZE ADJ	1.000
NET AREA	1,964	DETAIL ADJ	1.224
$NLA(RCN)	$242	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$5,875
# 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	1	ASPH SHINGLES	1.00
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	249		63.15	15,724
A	ATF	L	ATTIC FINISH	498	1870	159.87	79,617
+	BAS	L	BASE AREA	1,466	1870	247.44	362,748
E	ASH	N	ATT SHED	18		22.33	402
F	WDK	N	WOOD DECK	300		38.40	11,520

TOTAL RCN 475,886

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE 1970 / 52

COND	34	34 %	
FUNC	0		
ECON	0		
DEPR	34	% GD	66

RCNLD $314,100