

Key: 299

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 286

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CURRENT OWNER				PARCEL ID				LOCATION			
BARTLETT ROBERT C & NANCY R 274 CLAPP ROAD SCITUATE, MA 02066				17-2-25-0				274 CLAPP RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BARTLETT ROBERT C & NANCY				06/27/1994	A	105,000	12975-320				
BATES WINNETTE & ESTHER				01/01/1949	XX		1994-355				

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	%
17-239	04/26/2017	7	OTHERS		11/29/2022	JD	100	100
17-239	04/26/2017	3	ALTERATIONS	20,000	06/26/2017	SJ	100	50
07-522	09/05/2007	3	ALTERATIONS	20,000	08/16/2018	JD	100	100
07-522	09/05/2007	7	OTHERS	4,000	06/25/2008	SJ	100	100
07-522	09/05/2007	6	CYCL GROWTH	4,000	06/18/2009	SJ	100	100

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	1,922	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	32,350

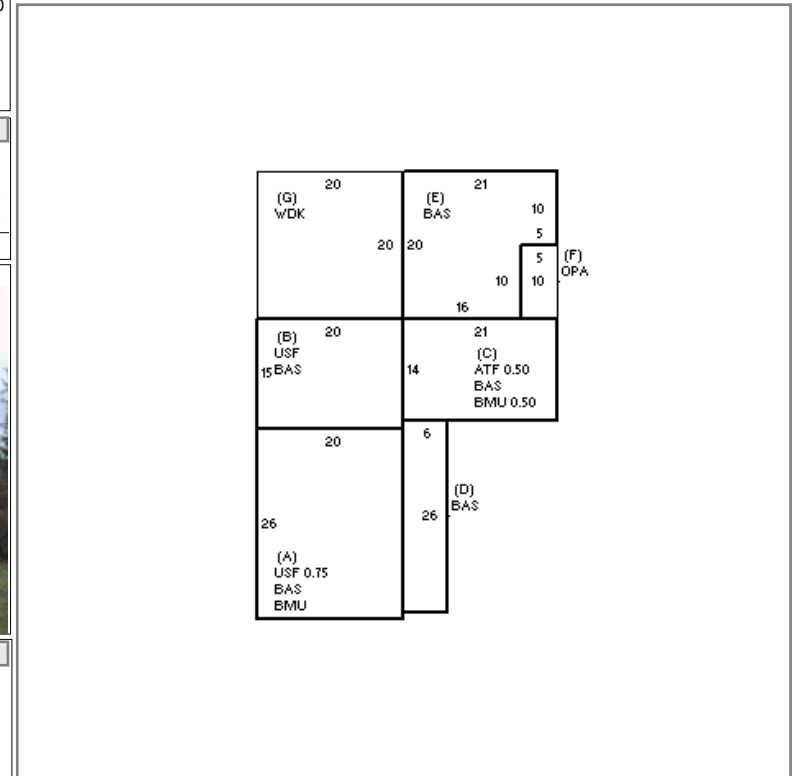
TOTAL	2.840 Acres	ZONING	FRNT	163	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE	LAND	375,800	343,300		
Inf1	FACTOR 100		BUILDING	347,600	162,200		
Inf2	PHY 100		DETACHED	17,300	9,800		
			OTHER	0	0		
			TOTAL	740,700	515,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	L	0.80	50 0.50	1S/L 1.5S 32	640	26.30	8,400
DGF	L	0.80	50 0.50	SHED/GAR 20X	400	39.42	7,900
SHF	A	1.00	50 0.50	16X10	2008	12.89	1,000



BUILDING	CD	ADJ	DESC	MEASURE	11/29/2022	JD
MODEL	1		RESIDENTIAL	LIST	11/29/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/7/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	620,789
NET AREA	2,477	DETAIL ADJ	1.224	FOUNDATION	5	BRICK/STONE	1.00	+	BMU	N	BSMT UNFINISHED	667		53.89	35,943		
\$NLA(RCN)	\$251	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	690	1900	216.34	149,274		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,640	1900	237.89	390,146		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	ATF	L	ATTIC FINISH	147	1900	153.71	22,595		
				FLOOR COVER	24	COMB	1.00	F	OPA	N	OPEN PORCH	50		51.50	2,575		
				INT FINISH	1	PLASTER	1.00	G	WDK	N	WOOD DECK	400		38.40	15,360		
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	1	OIL	1.00										



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CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	\$4,896
# UNITS	1	1.00

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

EFF.YR/AGE	1963 / 59
COND	44 44 %
FUNC	0
ECON	0
DEPR	44 % GD 56
RCNLD	\$347,600