

Key: 322

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 309

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HOLLIS CRAIG B & ELLEN M 90 SATUIT TR SCITUATE, MA 02066				17-1-9-0				291 CLAPP RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HOLLIS CRAIG B & ELLEN M				05/19/2017	QS	325,000	()				
BROWN WILSON H & MARLENE				12/31/2012	A	310,000	()				
BROWN JOHN R & ETHEL H				12/31/2012	F	1	42481-244				

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	%
17-489	07/28/2017	3	ALTERATIONS	8,625	02/27/2018	JD	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,780	WS 1.00	100	1.00	374,000	1.73	100	1.00	R03 0.85		323,250

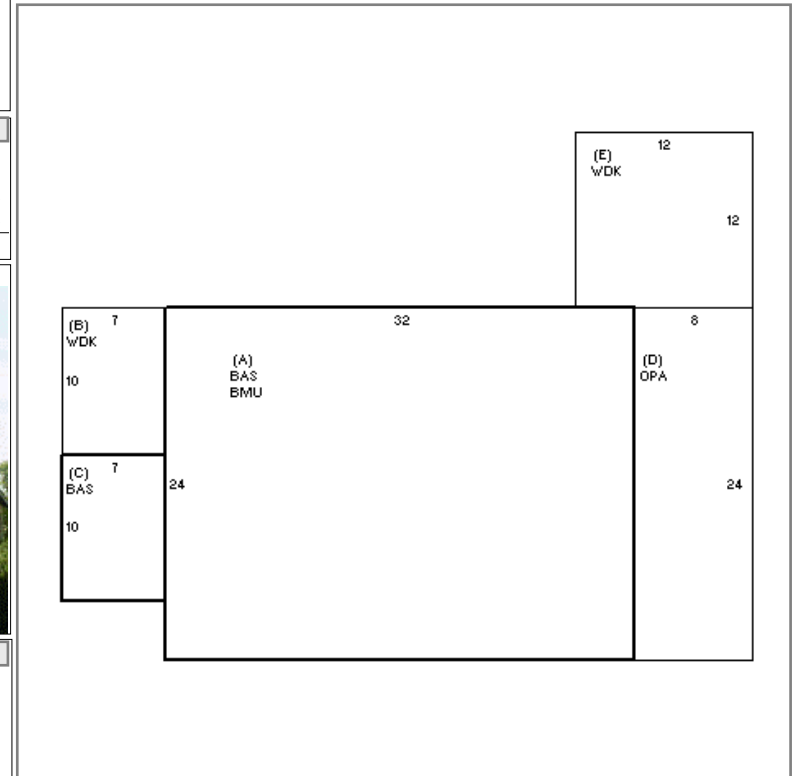
TOTAL	21,780 SF	ZONING	W. SCITUATE	FRNT	195	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE		LAND	323,300	293,900		
Inf1	FACTOR 100		BUILDING	139,000	127,900			
Inf2	PHY 100		DETACHED	200	200			
			OTHER	0	0			
				TOTAL	462,500	422,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		200	1.10	200



BLDG COMMENTS
FY12 STYLE CHANGE FROM CONVENTIONAL TO COTT/BUNG.

BUILDING	CD	ADJ	DESC	MEASURE	2/27/2018	JD
MODEL	1		RESIDENTIAL	LIST	2/27/2018	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	3/7/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1937	SIZE ADJ	1.000
NET AREA	838	DETAIL ADJ	0.850
\$NLA(RCN)	\$286	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,040	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	768		51.24	39,349
EXT COVER	1	WD SHINGLES	1.00	+	WDK	N	WOOD DECK	214		38.40	8,218
ROOF SHAPE	99	N/A	1.00	+	BAS	L	BASE AREA	838	1937	215.02	180,183
ROOF COVER	1	ASPH SHINGLES	1.00	D	OPA	N	OPEN PORCH	192		51.50	9,888
FLOOR COVER	99	N/A	1.00								
INT FINISH	99	N/A	1.00								
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	239,678
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1965 / 57
COND	42 42 %
FUNC	0
ECON	0
DEPR	42 % GD 58
RCNLD	\$139,000