

Key: 324

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 311

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---------------------------|--|--|--|---------------------------|--|--|--|--------------|----|------------|--------------|
| DOTCHIN DAVID R & SARAH E | | | | 17-1-10-0 | | | | 297 CLAPP RD | | | |
| 297 CLAPP RD | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) |
| SCITUATE, MA 02066 | | | | DOTCHIN DAVID R & SARAH E | | | | 08/27/2015 | QS | 490,000 | 45972-67 |
| | | | | WYNNE GERARD T | | | | 05/17/2013 | QS | 410,000 | 43078-272 |
| | | | | DAMON WILLIAM H & LUCIA M | | | | 03/10/2006 | F | 1 | 32338-163 |

| 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 % |
| 88-306 | 06/01/1988 | 3 | ALTERATIONS | | | | 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 | 0.082 | WS 1.00 | 100 | 1.00 | 16,830 | 1.00 | 100 | 1.00 | R03 | 0.85 | 1,380 |

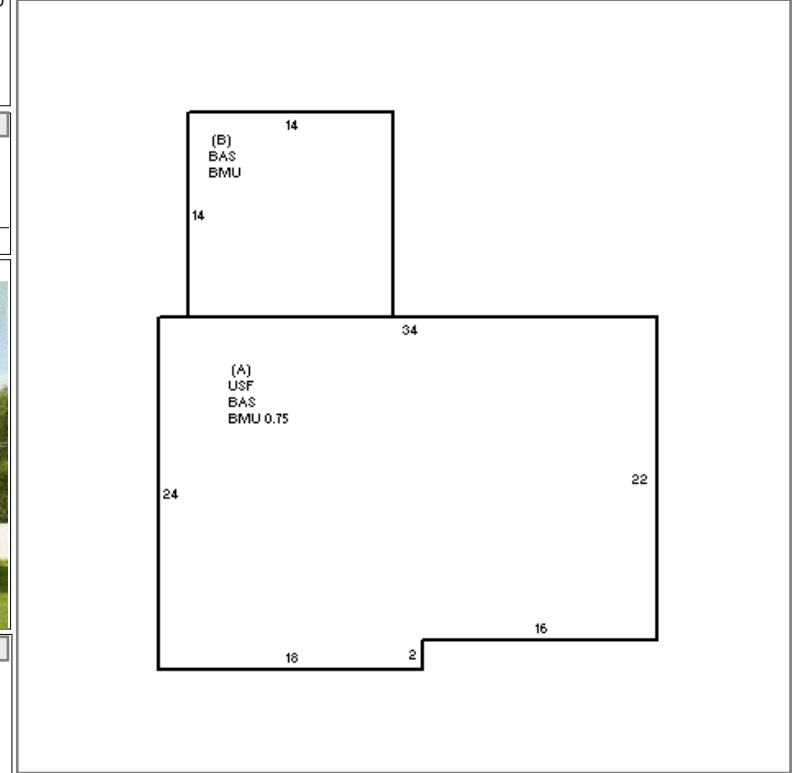
| TOTAL | 43,560 SF | ZONING | W. SCITUATE | FRNT | 165 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--------|-------------|---------|---------|----------|---------|----------|
| Ngh | W. SCITUATE | NOTE | | LAND | 344,800 | 313,500 | | |
| Inf1 | FACTOR 100 | | BUILDING | 283,700 | 262,500 | | | |
| Inf2 | PHY 100 | | DETACHED | 13,000 | 12,400 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | TOTAL | 641,500 | 588,400 | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|-----------|----|-------|-----------|--------|
| LBN | L | 0.80 | 30 0.70 | | 686 | 26.30 | 12,600 |
| S/V | A | 1.00 | SV 1.00 | | 400 | 1.10 | 400 |
| | | | 1S/L 1.5S | | | | |
| | | | SHED | | | | |



BLDG COMMENTS

| BUILDING | CD | ADJ | DESC | MEASURE | 7/20/2010 | PL |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/20/2010 | EST |
| STYLE | 7 | 1.20 | CONVENTIONAL [100%] | REVIEW | 3/7/2011 | KT |
| QUALITY | G | 1.20 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1848 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 567,419 | |
|------------|-------|------------|-------|-----------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|------------|
| NET AREA | 1,764 | DETAIL ADJ | 1.224 | FOUNDATION | 5 | BRICK/STONE | 1.00 | + | BMU | N | BSMT UNFINISHED | 784 | | 61.03 | 47,846 | CONDITION ELEM | CD | |
| \$NLA(RCN) | \$322 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | + | BAS | L | BASE AREA | 980 | 1848 | 303.43 | 297,362 | EXTERIOR | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UPPER STORY FIN | 784 | 1848 | 275.94 | 216,335 | INTERIOR | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | | | | | | | | | KITCHEN | | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | | | | | | | | | BATHS | | |
| | | | | INT FINISH | 99 | N/A | 1.00 | | | | | | | | | HEAT | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | | | | | | | | ELECT | | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | EFF.YR/AGE | 1959 / 63 |
| | | | | | | | | | | | | | | | | | COND | 50 50 % |
| | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | DEPR | 50 % GD 50 |
| | | | | | | | | | | | | | | | | | RCNLD | \$283,700 |