

Key: 327

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 314

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
LEVESQUE MICHELLE C & CP				17-1-12-0				315 CLAPP RD				
315 CLAPP ROAD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
SCITUATE, MA 02066				LEVESQUE MICHELLE C & CP				02/28/2003	QS	473,000	24350-297	
				RICCI MARIA A				02/27/2001	XX	100	19428-216	
				RICCI JONATHAN G				01/27/1999	F	260,000	17084-286	

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	%
18-895	12/20/2018	3	ALTERATIONS	15,000	07/02/2019	JD	100	100
13-059	02/05/2013	2	ADDITIONS	104,000	06/27/2013	SJ	100	100
13-059	02/05/2013	2	ADDITIONS	104,000	06/24/2014	MR	100	100
09-060	03/10/2009	3	ALTERATIONS	17,000	06/18/2009	SJ	100	100
04-713	10/28/2004	7	OTHERS	2,500	05/22/2005	SJ	100	100

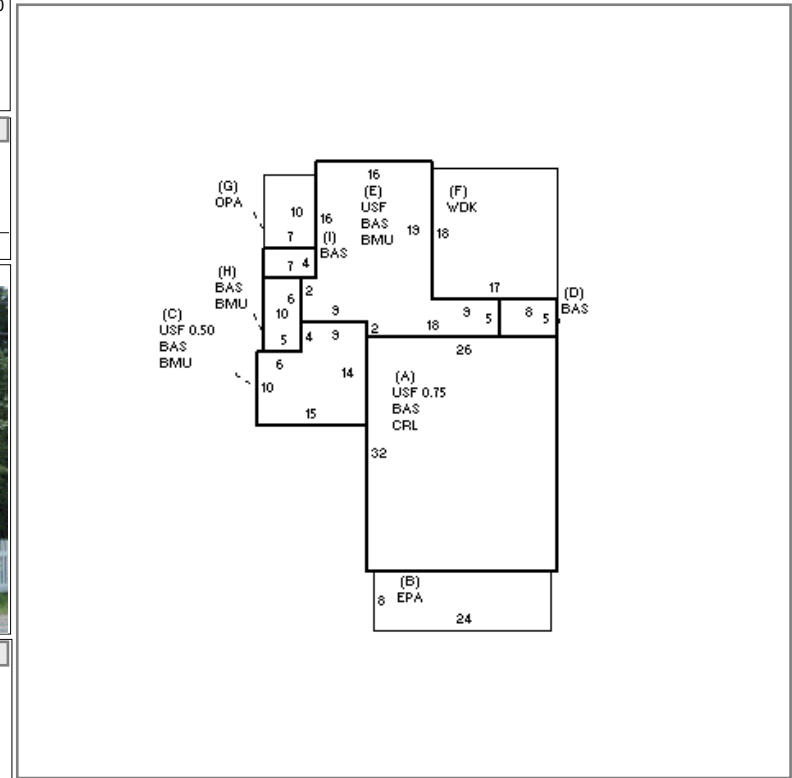
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	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	FRNT	214	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	344,800	313,500
Infl1	FACTOR 100		LAND BUILDING	549,900	495,600		
Infl2	PHY 100		DETACHED	8,000	7,600		
			OTHER	0	0		
					<b>TOTAL</b>	<b>902,700</b>	<b>816,700</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60 SHED 18 X 12		216	12.10	1,600
SHF	A	1.00	50 0.50 SHED 16 X 12	2004	192	12.38	1,200
APR	G	1.20	10 0.90 POOL 20 X 12	2004	240	24.24	5,200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/2/2019	JD
MODEL	1		RESIDENTIAL	LIST	7/2/2019	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	7/2/2014	TD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

Outside Shower

G

YEAR BLT	1820	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	696,045
NET AREA	2,707	DETAIL ADJ	1.236	FOUNDATION	5	BRICK/STONE	1.00	A	CRL	N	BSMT CRAWL	832		9.53	7,930		
\$NLA(RCN)	\$257	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,068	1820	237.10	253,222		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	717	1820	215.62	154,597		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	192		90.20	17,318		
				FLOOR COVER	24	COMB	1.00	+	BMU	N	BSMT UNFINISHED	663		42.69	28,303		
				INT FINISH	1	PLASTER	1.00	+	BAS	L	BASE AREA	495	2013	237.10	117,364		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	E	USF	L	UPPER STORY FIN	427	2013	215.62	92,068		
				FUEL SOURCE	1	OIL	1.00	F	WDK	N	WOOD DECK	306		38.40	11,750		
								G	OPA	N	OPEN PORCH	70		51.50	3,605		

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

EFF. YR/AGE	2000 / 22
COND	20 20 %
FUNC	0
ECON	0
DEPR	21 % GD 79

RCNLD \$549,900