

Key: 328

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 315

LEGAL

LAND

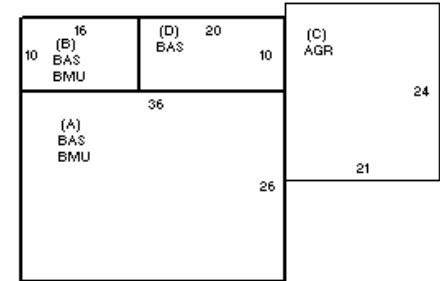
CURRENT OWNER				PARCEL ID				LOCATION			
MANT JILLIAN L & RONALD A 321 CLAPP RD SCITUATE, MA 02066				17-1-13-0				321 CLAPP RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MANT JILLIAN L & RONALD A				11/26/2012	F	42285-230		1			
CRONIN JILLIAN				06/18/2002	A	22275-169					
LITCHFIELD JAMES A & BREN				01/01/1977	QS	4128-581					

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	%
08-133	04/01/2008	3	ALTERATIONS	8,000	05/22/2008	SJ	100	100
03-231	05/08/2003	2	ADDITIONS		06/30/2004	DJ	100	100
88-166	04/01/1988	7	OTHERS				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	0.562	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	9,460

TOTAL	1.480 Acres	ZONING	FRNT	232	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	N	FY/00 CL 17D \$175.00 #240. FY/02 CL 41C \$500.00		LAND	352,900	321,300
Inf1	FACTOR 100	O	#213. FY/99 CL 17D 175.00 #312. FY01 CL 17D 175.00		BUILDING	242,900	216,100
Inf2	PHY 100	T	#275.		DETACHED	0	0
		E			OTHER	0	0
					TOTAL	595,800	537,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/5/2015	SJ
MODEL	1		RESIDENTIAL	LIST	10/5/2015	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/7/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	328,222
NET AREA	1,296	DETAIL ADJ	0.850	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,096		45.97	50,387	CONDITION ELEM	CD
\$NLA(RCN)	\$253	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,096	1955	188.50	206,593	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	C	AGR	N	ATT GARAGE	504		44.01	22,182	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	D	BAS	L	BASE AREA	200	2003	188.50	37,699	KITCHEN	
				FLOOR COVER	99	N/A	1.00		F11	O	FPL 1S 10P	1		7,281.00	7,281	BATHS	
				INT FINISH	99	N/A	1.00									HEAT	
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	
				FUEL SOURCE	99	N/A	1.00										

CAPACITY	UNITS	ADJ	EFF.YR/AGE	1985 / 37
STORIES	1	1.00	COND	26 26 %
ROOMS	5	1.00	FUNC	0
BEDROOMS	3	1.00	ECON	0
BATHROOMS	2	1.00	DEPR	26 % GD 74
# 1/2 BATHS	0	1.00	RCNLD	\$242,900
TOT FIXTURES	6	\$4,080		
# UNITS	1	1.00		