

Key: 333

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 319

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
LITCHFIELD CHRISTOPHER W 372 CLAPP RD SCITUATE, MA 02066		17-1-26-F	361 CLAPP RD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
LITCHFIELD CHRISTOPHER W		06/19/2013	A	375,000	43224-189
LITCHFIELD RAY F III & AM		08/29/2003	A	187,500	26376-208
LITCHFIELD RAY F		04/19/1988	QS	131,000	8397-206

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 %
90-101	03/01/1990	3	ALTERATIONS				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,872	WS 1.00	100	1.00	374,000	1.30	100	1.00	R03	0.85	332,570

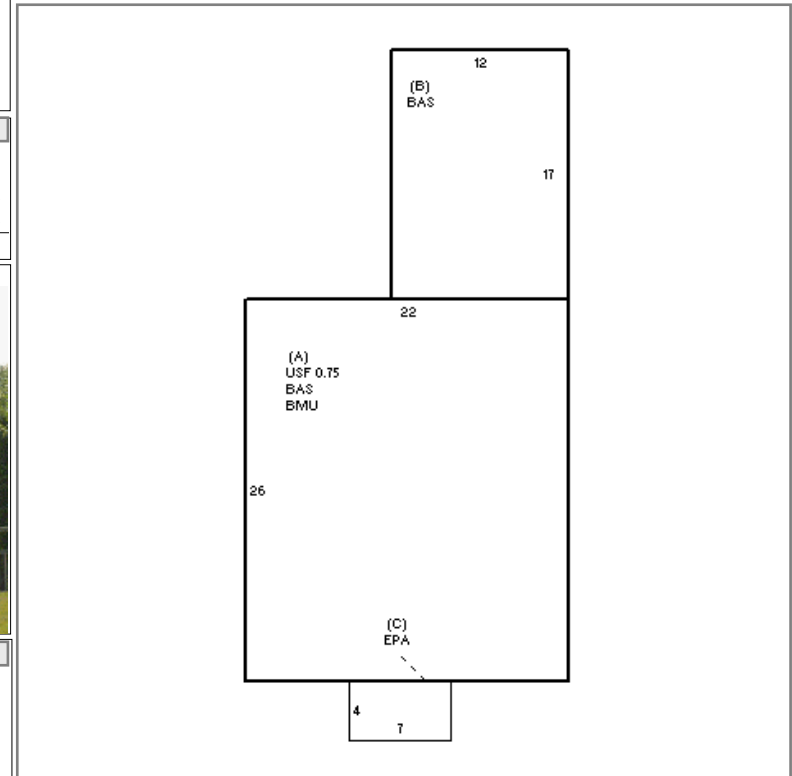
TOTAL	29,872 SF	ZONING	W. SCITUATE	FRNT	140	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE		LAND	332,600	302,300		
Inf1	FACTOR 100		BUILDING	140,700	132,100			
Inf2	PHY 100		DETACHED	8,400	8,000			
			OTHER	0	0			
				TOTAL	481,700	442,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 60 0.40	GARAGE		440	47.79	8,400



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/20/2010	PL
MODEL	1		RESIDENTIAL	LIST	7/20/2010	EST
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	3/7/2011	KT
QUALITY	+	1.10	AVG +/-GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1740	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	390,955	
NET AREA	1,205	DETAIL ADJ	1.173	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	572		62.93	35,999	CONDITION ELEM	CD	
\$NLA(RCN)	\$324	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	429	1740	265.16	113,753	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	776	1740	291.58	226,266	INTERIOR		
				ROOF COVER	1	ASP SHINGLES	1.00	C	EPA	N	ENCLOSED PORCH	28		99.24	2,779	KITCHEN		
				FLOOR COVER	99	N/A	1.00		F21	O	FPL 2S 10P	1		9,062.90	9,063	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	1952 / 70
																	COND	64 64 %
																	FUNC	0
																	ECON	0
																	DEPR	64 % GD 36
																	RCNLD	\$140,700