

Key: 4175

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.993

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
KRAMER LARRY S & NICOLE J				39-27-38-0				32 CLOVER LN			
32 CLOVER LANE				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
SCITUATE, MA 02066				KRAMER LARRY S & NICOLE J				08/25/1992	QS	208,000	11211-211
				MOORE JOHN S & WENDY W				01/01/1972	XX	3677-473	
				FORD RICHARD A & ROSEMARY				01/01/1966	XX	3252-502	

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	%
07-538	09/12/2007	3	ALTERATIONS	10,000	07/10/2008	SJ	100	100
95-565	10/01/1995	3	ALTERATIONS				100	100
92-559	07/06/1992	3	ALTERATIONS				100	100
		6	CYCL GROWTH				100	100

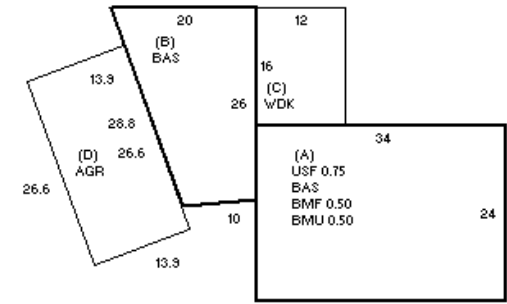
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,990	SC	1.00	100	1.00	100	1.00	R04	0.90		345,060

TOTAL	24,002 SF	ZONING	FRNT	40	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	345,100	331,100		
Inf1	FACTOR 100		BUILDING	360,600	320,800		
Inf2	PHY 100		DETACHED	200	200		
			OTHER	0	0		
			TOTAL	705,900	652,100		

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		20	17.03	200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/9/2009	PL
MODEL	1		RESIDENTIAL	LIST	6/9/2009	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	4/4/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1961	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	487,357		
NET AREA	1,828	DETAIL ADJ	1.100	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	408		50.18	20,475	CONDITION ELEM	CD		
\$NLA(RCN)	\$267	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	408		70.45	28,742	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	612	1961	205.18	125,568	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,216	1961	225.62	274,353	KITCHEN			
				FLOOR COVER	34	COMB	1.00	C	WDK	N	WOOD DECK	192		38.40	7,373	BATHS			
				INT FINISH	1	PLASTER	1.00	D	AGR	N	ATT GARAGE	370		47.98	17,753	HEAT			
				HEATING/COOLING	1	FORCED AIR	1.00	FPL	O		FIREPLACE	1		7,813.00	7,813	ELECT			
				FUEL SOURCE	99	N/A	1.00	GEN	O		GENERATOR	1		0.00					
																		EFF.YR/AGE	1985 / 37
																		COND	26 26 %
																		FUNC	0
																		ECON	0
																		DEPR	26 % GD 74
																		RCNLD	\$360,600