

Key: 435

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 381

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PANDION VENTURE PARTNERS LLC 15 CAPTAIN DANIEL LITCHFLD LN SCITUATE, MA 02066				18-1-5-0				184 CLAPP RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PANDION VENTURE PARTNERS				05/23/2022	O	640,000	56835-315				
JEANNERO MARSHALL J &				01/01/1972	QS		3695-397				
OLDHAM DONALD W AND SHEIL				01/01/1968	XX		3388-321				

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	%
23-148	02/22/2023	3	ALTERATIONS	295,000	05/16/2023	NC	35	35
22-0623	06/14/2022	3	ALTERATIONS	80,000	08/24/2022	JD	100	50
22-0623	06/14/2022	3	ALTERATIONS	80,000	11/29/2022	JD	100	50
22-0623	06/14/2022	3	ALTERATIONS	80,000	05/16/2023	NC	100	100
22-0545	05/25/2022	3	ALTERATIONS	30,000	08/24/2022	JD	100	50

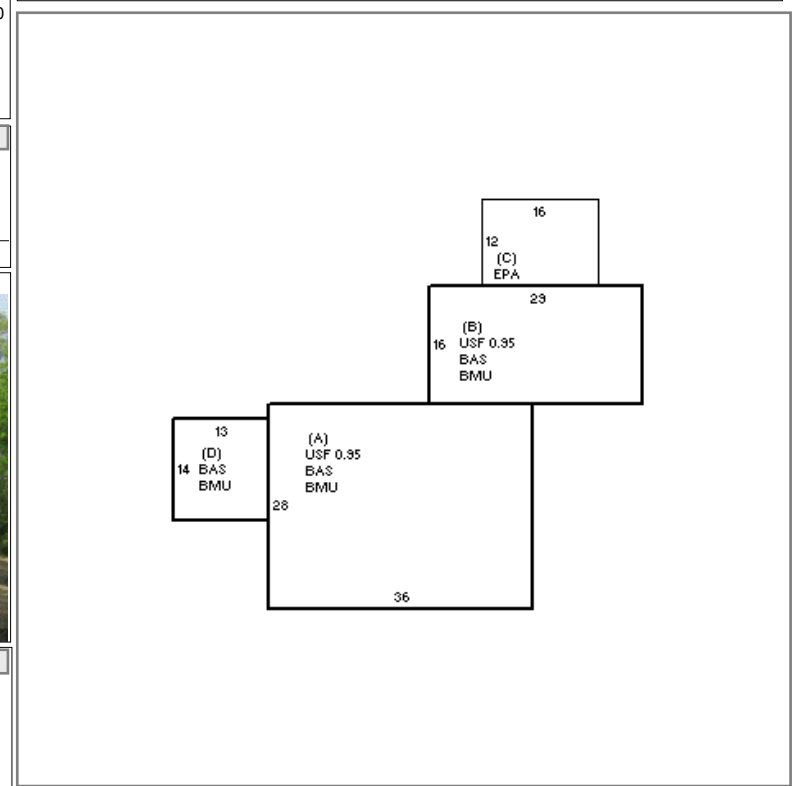
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	100	1.00	1.00	R03	0.85		343,430
300	A	0.832	WS 1.00	100	1.00	100	1.00	1.00	R03	0.85		14,000

TOTAL	1.750 Acres		ZONING	FRNT	490	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE		NOTE			LAND	357,400	325,700
Inf1	FACTOR 100			BUILDING	482,000	269,200		
Inf2	PHY 100			DETACHED	22,000	10,500		
				OTHER	0	0		
				TOTAL	861,400	605,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	A	1.00	20 0.80 2SFR 28 X 32		896	30.66	22,000



BLDG COMMENTS
MLS



BUILDING	CD	ADJ	DESC	MEASURE	8/25/2022	JD
MODEL	1		RESIDENTIAL	LIST	5/16/2023	NC
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	6/27/2023	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1750	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,053	DETAIL ADJ	1.173	FOUNDATION	5	BRICK/STONE	1.00	+	BMU	N	BSMT UNFINISHED	1,654		41.81	69,146
\$NLA(RCN)	\$243	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,472	1750	221.31	325,761
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	958	2023	201.25	192,801
				ROOF COVER	1	ASPH SHINGLES	1.00	B	USF	L	UPPER STORY FIN	441	1750	201.25	88,753
				FLOOR COVER	24	COMB	1.00	C	EPA	N	ENCLOSED PORCH	192		90.20	17,318
				INT FINISH	2	DRYWALL	1.00	D	BAS	L	BASE AREA	182	2023	221.31	40,278
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	741,564
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	A
ELECT	A
EFF.YR/AGE	2017 / 5
COND	5 5 %
FUNC	30 uc
ECON	0
DEPR	35 % GD 65
RCNLD	\$482,000