

Key: 449

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 394

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LAND

CURRENT OWNER				PARCEL ID				LOCATION				
FLYNN JOHN P & STACEY R P 185 CLAPP RD SCITUATE, MA 02066				24-2-31-B				185 CLAPP RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
FLYNN JOHN P & STACEY R P				10/18/2019	QS	665,000	51810-165					
LEONARDI TIMOTHY &				12/28/2016	QS	645,000	47941-28					
LONG CHARLENE M				05/11/2009	H		37181-46					
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

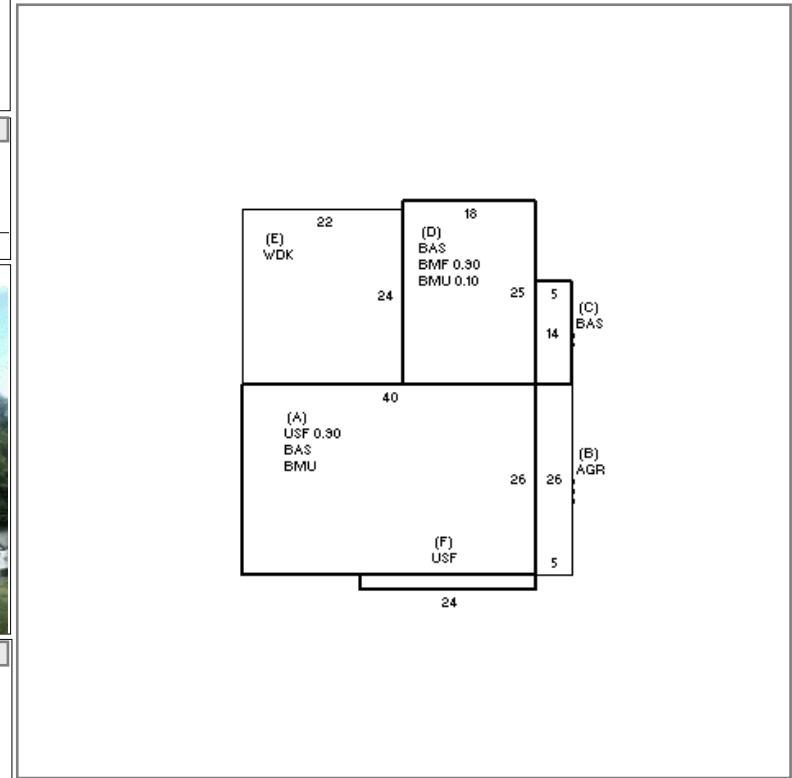
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-0387	04/14/2022	3	ALTERATIONS	45,983	06/13/2022	JD	100	0
22-0387	04/14/2022	3	ALTERATIONS	45,983	08/03/2023	JD	0	0
21-1405	11/01/2021	3	ALTERATIONS	30,070	06/13/2022	JD	100	100
13-0642	09/24/2013	3	ALTERATIONS	1,991	06/24/2014	MR	100	100
89-270	06/01/1989	3	ALTERATIONS				100	100

LAND

TOTAL	39,988 SF	ZONING	FRNT	212	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE IN M18. . . .			LAND	343,400	312,200
Inf1	FACTOR 100		BUILDING	518,900	485,900		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	862,300	798,100		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/12/2020	JD
MODEL	1		RESIDENTIAL	LIST	3/12/2020	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	11/29/2022	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]	OTHER FIX=SINK MLS		
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		
OTHER FIX=SINK MLS		

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YEAR BLT	1977	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	673,892		
NET AREA	2,544	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,085		47.00	51,000	CONDITION ELEM	CD		
\$NLA(RCN)	\$265	OVERALL	1.000	EXT COVER	4	VINYL	1.00	B	AGR	N	ATT GARAGE	130		72.77	9,460	EXTERIOR	A		
				ROOF SHAPE	6	SALTBOX	1.00	+	BAS	L	BASE AREA	1,560	1977	221.38	345,354	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	BMF	N	BSMT FINISH-SEP	405		65.99	26,725	KITCHEN	G		
				FLOOR COVER	24	COMB	1.00	E	WDK	N	WOOD DECK	528		42.24	22,303	BATHS	G		
				INT FINISH	2	DRYWALL	1.00	+	USF	L	UPPER STORY FIN	984	1977	201.32	198,101	HEAT	A		
				HEATING/COOLING	11	HW/COOL AIR	1.04		BMG	O	BSMT GARAGE	2		2,740.10	5,480	ELECT	A		
				FUEL SOURCE	1	OIL	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063				
																		EFF.YR/AGE	1994 / 28
																		COND	24 24 %
																		FUNC	0
																		ECON	0
																		DEPR	23 % GD 77
																		RCNLD	\$518,900