

Key: 450

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 395

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION			
SNOW FRANK R S/O SNOW FRANK R TR PO BOX 242 GREENBUSH, MA 02040				24-2-30-0				189 CLAPP RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SNOW FRANK R TR				02/02/2023	F	1	57651-273				
SNOW FRANK R				06/03/1996	F	190,000	14407-230				
LAFLEUR RONALD I & LORETT				12/15/1986	QS	220,000	7338-229				

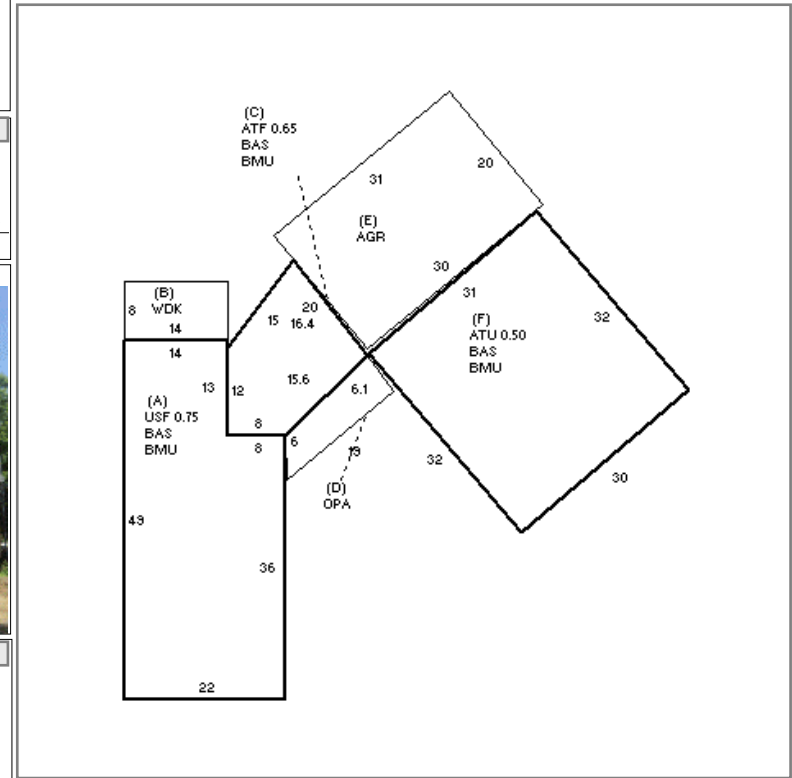
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
15-15	01/09/2015	2	ADDITIONS	45,000	07/14/2015	SJ	100	10
15-15	01/09/2015	2	ADDITIONS	45,000	06/20/2016	SJ	100	10
15-15	01/09/2015	2	ADDITIONS	45,000	06/28/2017	SJ	100	10
15-15	01/09/2015	2	ADDITIONS	45,000	08/16/2018	JD	100	10
15-15	01/09/2015	2	ADDITIONS	45,000	11/05/2018	JD	100	10

LEGAL LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	33,616	WS 1.00	100	1.00	100	1.00			R03	0.85	336,620

TOTAL	33,628 SF	ZONING	FRNT	220	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE IN M18. . . .	LAND	336,600	306,000		
Inf1	FACTOR 100		BUILDING	377,400	335,600		
Inf2	PHY 100		DETACHED	14,400	13,700		
			OTHER	0	0		
			TOTAL	728,400	655,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	10 0.90 GARAGE		264	54.75	13,000
SHF	-	0.90	10 0.90 10 X 12	2011	120	12.53	1,400



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	7/10/2019	JD
MODEL	1		RESIDENTIAL	LIST	7/10/2019	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	11/29/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1854	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	857,670
NET AREA	3,121	DETAIL ADJ	1.248	FOUNDATION	5	BRICK/STONE	1.00	+	BMU	N	BSMT UNFINISHED	2,210		39.78	87,924		
\$NLA(RCN)	\$275	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,933	1854	234.93	454,118		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	731	1854	213.64	156,173		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK	112		38.40	4,301		
				FLOOR COVER	24	COMB	1.00	C	BAS	L	BASE AREA	277	2022	234.93	65,075		
				INT FINISH	1	PLASTER	1.00	C	ATF	L	ATTIC FINISH	180	2022	151.79	27,322		
				HEATING/COOLING	2	HOT WATER	1.02	D	OPA	N	OPEN PORCH	92		51.50	4,738		
				FUEL SOURCE	1	OIL	1.00	E	AGR	N	ATT GARAGE	620		41.98	26,030		
								F	ATU	N	ATTIC UNF	480		37.00	17,760		
								F21	O		FPL 2S 1OP	1		8,239.00	8,239		

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1972 / 50
COND	31 31 %
FUNC	25 uc
ECON	0
DEPR	56 % GD 44
RCNLD	\$377,400