

Key: 452

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 397

LEGAL

LAND

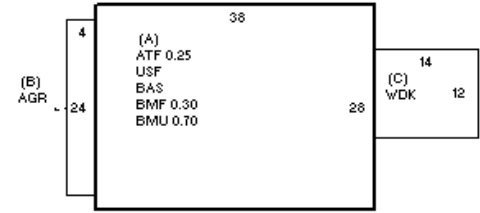
CURRENT OWNER				PARCEL ID				LOCATION				
CARR EDWARD A.J. & METRO PATRICE 223 CLAPP RD SCITUATE, MA 02066				24-2-32-0				223 CLAPP RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				CARR EDWARD A.J. & MORRISON JENNIFER & DOODY MICHAEL &				08/19/2009	QS	580,000	37624-329	
								12/12/2003	QS	593,000	27215-320	
								05/26/2000	QS	399,900	18556-36	

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	%
06-618	10/11/2006	3	ALTERATIONS	11,200	06/07/2007	SJ	100	100
99-553	11/02/1999	1	NEW CONST				100	100
99-523	10/18/1999	4	DEMO				100	100
		7	OTHERS				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	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
200	A	0.918	WS 1.00	100	1.00	147,730	1.00	100	1.00	R03	0.85	135,620
300	A	0.414	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	6,970

TOTAL	2.250 Acres		ZONING	FRNT	400	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE		N O T E	IN M18...		LAND	486,000	442,200
Infl1	FACTOR 100			BUILDING	470,000	435,900		
Infl2	PHY 100			DETACHED	0	0		
				OTHER	0	0		
				TOTAL	956,000	878,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/12/2010	PL
MODEL	1		RESIDENTIAL	LIST	7/12/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/7/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
OTHER FIX=SHOWER
FY12 QUALITY CHANGE FROM VG TO AVG+ PER FIELD REVIEW.

DETACHED

BUILDING

YEAR BLT	2000	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	594,901
NET AREA	2,394	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	745		50.99	37,985		
\$NLA(RCN)	\$249	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	319		71.58	22,833		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,064	2000	223.55	237,859		
				ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	1,064	2000	203.30	216,306		
				FLOOR COVER	99	N/A	1.00	A	ATF	L	ATTIC FINISH	266	2000	144.44	38,421		
				INT FINISH	99	N/A	1.00	B	AGR	N	ATT GARAGE	96		72.76	6,985		
				HEATING/COOLING	11	HW/COOL AIR	1.04	C	WDK	N	WOOD DECK	168		42.24	7,096		
				FUEL SOURCE	99	N/A	1.00		BMG	O	BSMT GARAGE	2		2,740.10	5,480		
									F32	O	FPL 3S ZOP	1		13,699.40	13,699		

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2000 / 22	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	21	% GD 79

RCNLD	\$470,000
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