Key: 6268

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,968

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LEITCH STEVEN B & MARY L 58 CLAPP RD SCITUATE, MA 02066	53-5-16-0	19 FORD PL

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LEITCH STEVEN B & MARY L	02/10/1987	QS	187,000	7476-67
HEALEY JAMES F JR TRUSTEE	12/23/1985	XX		6491-344
STONE THOMAS L ET AL	06/10/1985	XX		6141-190

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	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,300	GB 1.00	100 1.00	100 1.00	355,300	2.03	95 0.95	R02 0.85			302,980

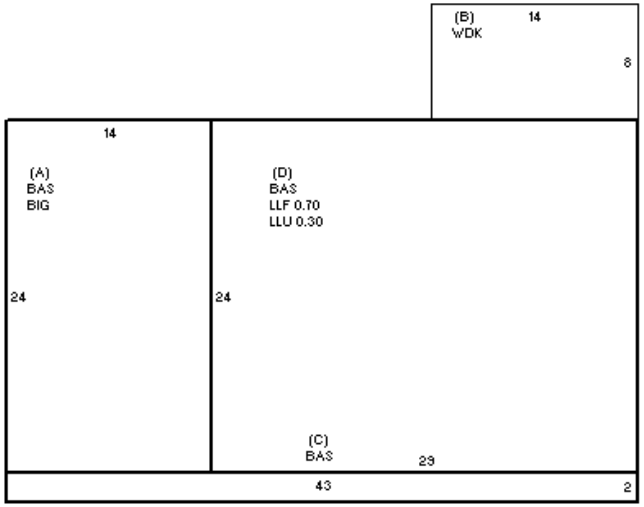
TOTAL	18,300 SF	ZONING		FRNT	196
Ngh	GREENBUSH	NOTE	INFL3=COMMUTER RAIL		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	303,000	259,200
BUILDING	264,400	235,400
DETACHED	700	700
OTHER	0	0
TOTAL	568,100	495,300

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70			60	17.03	700

PHOTO 09/26/2003



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.00	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/16/2009	PL
LIST	9/16/2009	EST
REVIEW	3/18/2011	ER

BLDG COMMENTS

YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	1,605	DETAIL ADJ	1.020
$NLA(RCN)	$214	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,896
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	13	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	336		50.47	16,958
B	WDK	N	WOOD DECK	112		38.40	4,301
+	BAS	L	BASE AREA	1,118	1983	209.43	234,138
D	LLU	N	LOWER LEVEL UNF	209		60.80	12,707
D	LLF	L	LOWER LEVEL FIN	487	1983	144.45	70,348

TOTAL RCN	343,348

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1995 / 27	
COND	23	23 %
FUNC	0	
ECON	0	
DEPR	23	% GD 77
RCNLD		$264,400