

Key: 8051

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.745

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
TOWN OF SCITUATE / MT HOPE IMPROVEMENT SOC; SCHOOL HOUSE		17-1-A-0	287 CLAPP RD			
C/O THOMAS O'CONNOR		TRANSFER HISTORY		DOS	T	SALE PRICE
3 CEDAR STREET		TOWN OF SCITUATE / MT HOP		03/31/1924	H	700
SCITUATE, MA 02066						1457-323

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9430	100	OTHER EDUC				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-0109	02/01/2022	3	ALTERATIONS	5,000	06/14/2022	JD	100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	19,600	WS 1.00	100	1.00	100	1.00	374,000	1.91	100	1.00	R03 0.85	320,580

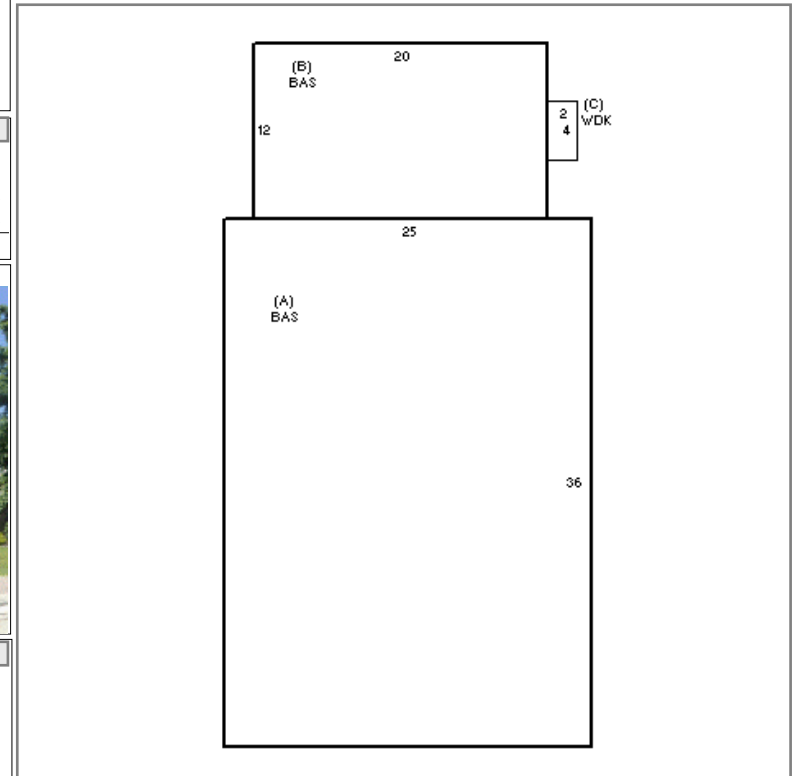
TOTAL	19,600 SF	ZONING	FRNT	244	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE	LAND	320,600	291,400		
Infl1	FACTOR 100		BUILDING	192,800	184,100		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	513,400	475,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
 HIGH STREET SCHOOL HOUSE - WAS BUILT IN 1856  
 PROPERTY OWNED BY TOWN OF SCITUATE;  
 WEST END CITIZENS GRANTED USE IN 1924

BUILDING	CD	ADJ	DESC	MEASURE	10/3/2018	TCK
MODEL	5		CIM-5	LIST	10/3/2018	EST
STYLE	96	1.40	SCHOOLS [100%]	REVIEW	6/14/2022	JD
QUALITY	L	0.70	LOW COST [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,140	DETAIL ADJ	1.397	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	900	1920	264.14	237,726
\$NLA(RCN)	\$264	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	B	BAS	L	BASE AREA	240	1920	264.14	63,394
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	8		15.38	123
				ROOF COVER	1	ASPH/CMP SHIN	1.00								
				FLOOR COVER	1	HARDWOOD	1.00								
				INT. FINISH	1	PLASTER	1.04								
				HEATING/COOL	1	FORCED AIR	1.00								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	301,243
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1977 / 45
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$192,800