

Key: 8438

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.045

LEGAL

LAND

DETAILED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION				
WOODLAND RICHARD G & BRIDGET A				24-1-8-A				76 CLAPP RD				
76 CLAPP RD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
SCITUATE, MA 02066				WOODLAND RICHARD G & BRID				10/09/2014	QS	885,000	(121103)	
				DIXON EDWARD A & CHRISTIN				03/01/2001	QS	650,000	(98884)	
				JOYCE FX,JF,& JP TRUSREES				04/09/1999	QS	115,000	95228-	

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
300	A	0.922	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	15,520

TOTAL	1.840 Acres		ZONING	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE		NOTE			LAND	359,000	327,100
Inf1	FACTOR 100			BUILDING	1,013,600	883,400		
Inf2	PHY 100			DETACHED	21,200	20,100		
				OTHER	0	0		
				TOTAL		1,393,800	1,230,600	

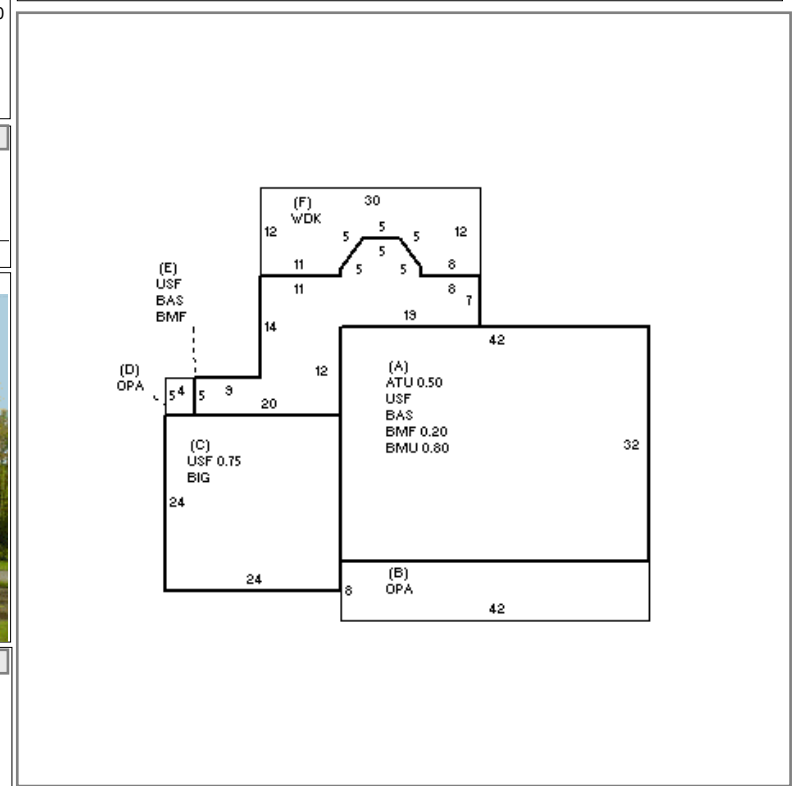
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80	2003	100	14.74	1,200
IPG	A	1.00	20 0.80	2003	720	34.65	20,000

PHOTO 09/15/2003

BUILDING	CD	ADJ	DESC	MEASURE	11/2/0210	PL
MODEL	1		RESIDENTIAL	LIST	11/2/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/2/2011	ER
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,075		57.76	62,093
EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,774	2000	266.41	472,612
ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	2,206	2000	242.27	534,451
ROOF COVER	1	ASPH SHINGLES	1.00	A	ATU	N	ATTIC UNF	672		51.80	34,810
FLOOR COVER	13	COMB	1.00	+	OPA	N	OPEN PORCH	356		72.10	25,668
INT FINISH	2	DRYWALL	1.00	C	BIG	N	BUILT-IN GARAGE	576		62.09	35,764
HEATING/COOLING	11	HW/COOL AIR	1.04	+	BMF	N	BSMT FINISH-SEP	699		81.09	56,679
FUEL SOURCE	2	GAS	1.00	F	WDK	N	WOOD DECK	317		53.76	17,042
					F21	O	FPL 2S 1OP	1		11,534.60	11,535

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	%
02-329	06/25/2002	2	ADDITIONS		03/25/2004	PJB	100	100
99-118	04/05/1999	7	OTHERS				100	100
		1	NEW CONST				100	100
		7	OTHERS				100	100
		6	CYCL GROWTH				100	100



BLDG COMMENTS

YEAR BLT	2000	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	3,980	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$318	OVERALL	1.000	EXT COVER	2	CLAPBOARD	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	11	HW/COOL AIR	1.04
				FUEL SOURCE	2	GAS	1.00

TOTAL RCN	1,266,961
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2002 / 20
COND	18 18 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$1,013,600