Key: 9543

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8,172

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COUSINS MICHAEL W J & SARAH B S/O COUSINS MICHAEL W J & 344 CLAPP RD SCITUATE, MA 02066	17-2-11-A	344 CLAPP RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COUSINS MICHAEL W J &	04/03/2023	F	1	57795-165
COUSINS MICHAEL W J & SAR	07/31/1995	QS	322,500	13728-301
SHEERIN DOUGLAS TRUSTEE	01/19/1989	XX		8946-156

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

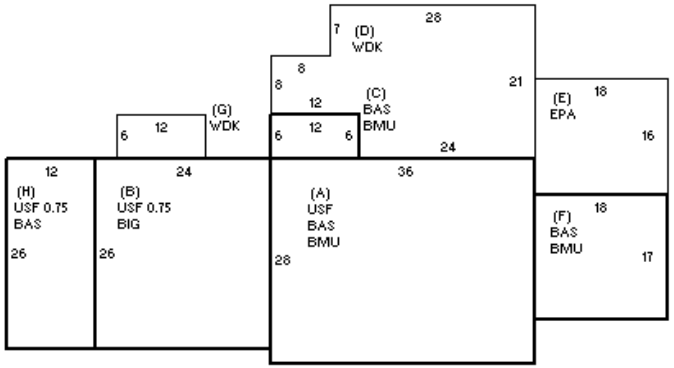
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-490	08/17/2020	3	ALTERATIONS	13,500	07/07/2021	JD	100	100
00-301	07/06/2000	2	ADDITIONS				100	100
88-481	08/01/1988	1	NEW CONST				100	100

LAND

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	100	1.00	374,000	1.00	100	1.00	R03	0.85			343,430
300	A	0.232	WS	1.00	100	1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85			3,900

TOTAL	1.150 Acres	ZONING		FRNT	112
Ngh	W. SCITUATE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	347,300	316,000
BUILDING	589,600	546,600
DETACHED	16,000	15,300
OTHER	0	0
TOTAL	**952,900**	**877,900**



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A	1.00	30	0.70	36X18	1992	648	35.36	16,000

PHOTO 07/07/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/7/2021	JD
LIST	7/7/2021	EST
REVIEW	3/2/2011	ER

YEAR BLT	1988	SIZE ADJ	1.000
NET AREA	3,408	DETAIL ADJ	1.040
$NLA(RCN)	$231	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	10	$8,320
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
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	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,386		43.40	60,159
+	USF	L	UPPER STORY FIN	1,710	1988	176.04	301,032
B	BIG	N	BUILT-IN GARAGE	624		43.57	27,188
+	WDK	N	WOOD DECK	700		38.40	26,880
E	EPA	N	ENCLOSED PORCH	288		90.20	25,978
+	BAS	L	BASE AREA	1,698	1988	193.58	328,702
	FPL	O	FIREPLACE	1		7,813.00	7,813

TOTAL RCN	786,072

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

EFF.YR/AGE	1988 / 34		
COND	25	25 %	
FUNC	0		
ECON	0		
DEPR	25	% GD	75
RCNLD			$589,600