

Key: 10706

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.359

LEGALS

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION     |  |  |  |
|--|--|--|--|------------|----|------------|--------------|--------------|--|--|--|
| NILAND JOHN E & BETH A<br>232 CLAPP RD<br>SCITUATE, MA 02066 |  |  |  | 17-2-23-C  |    |            |              | 232 CLAPP RD |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |              |  |  |  |
| NILAND JOHN E & BETH A                                       |  |  |  | 09/13/1991 | QS | 67,000     | 10480-326    |              |  |  |  |

| 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    | %   |
| 05-580 | 09/14/2005 | 3             | ALTERATIONS | 11,725 | 06/13/2006 | SJ | 100    | 100 |
| 91-468 | 09/01/1991 | 3             | ALTERATIONS |        | 06/15/2005 |    | 100    | 100 |
|        |            | 1             | NEW CONST   |        |            |    | 100    | 100 |

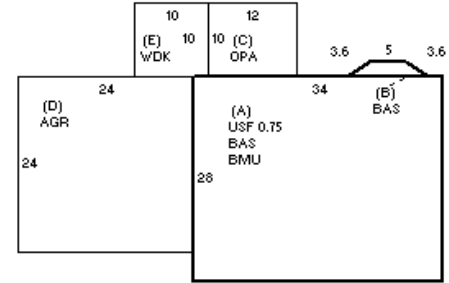
LAND

| 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  | 374,000  | 1.00 | 100   | 1.00 | R03 | 0.85       | 343,430   |
| 300 | A | 0.362    | WS 1.00 | 100   | 1.00  | 16,830   | 1.00 | 100   | 1.00 | R03 | 0.85       | 6,090     |

|       |             |        |          |         |          |         |          |
|-------|-------------|--------|----------|---------|----------|---------|----------|
| TOTAL | 1.280 Acres | ZONING | FRNT     | 72      | ASSESSED | CURRENT | PREVIOUS |
| Ngh   | W. SCITUATE | NOTE   | LAND     | 349,500 | 318,100  |         |          |
| Infl1 | FACTOR 100  |        | BUILDING | 383,300 | 341,200  |         |          |
| Infl2 | PHY 100     |        | DETACHED | 1,300   | 1,200    |         |          |
|       |             |        | OTHER    | 0       | 0        |         |          |
|       |             |        | TOTAL    | 734,100 | 660,500  |         |          |

DETACHED

| TY  | QUAL | COND         | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|--------------|----------|----|-------|-----------|-------|
| SHF | A    | 1.00 20 0.80 | 8 X 14   |    | 112   | 14.21     | 1,300 |



BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 4/1/2009 | PL  |
|----------|----|------|-------------------|---------|----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 4/1/2009 | EST |
| STYLE    | 4  | 1.10 | CAPE [100%]       | REVIEW  | 3/2/2011 | ER  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |          |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |          |     |

BLDG COMMENTS  
FY12 QUALITY CHANGE FROM GD TO AVG PER FIELD REVIEW.

G

| YEAR BLT  | 1992      | SIZE ADJ   | 1.000   | ELEMENT         | CD | DESCRIPTION    | ADJ  | S   | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN  | 485,184 |           |     |         |    |      |      |       |   |   |      |          |   |   |      |           |    |      |      |             |           |   |      |              |  |   |         |         |  |   |      |
|---|-----------|------------|---------|-----------------|----|----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|------------|---------|-----------|-----|---------|----|------|------|-------|---|---|------|----------|---|---|------|-----------|----|------|------|-------------|-----------|---|------|--------------|--|---|---------|---------|--|---|------|
| NET AREA  | 1,682     | DETAIL ADJ | 1.155   | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | A   | BMU | N | BSMT UNFINISHED | 952   |      | 47.83     | 45,530  |            |         |           |     |         |    |      |      |       |   |   |      |          |   |   |      |           |    |      |      |             |           |   |      |              |  |   |         |         |  |   |      |
| \$NLA(RCN)  | \$288     | OVERALL    | 1.000   | EXT COVER       | 2  | CLAPBOARD      | 1.00 | A   | USF | L | UPPER STORY FIN | 714   | 1992 | 218.98    | 156,350 |            |         |           |     |         |    |      |      |       |   |   |      |          |   |   |      |           |    |      |      |             |           |   |      |              |  |   |         |         |  |   |      |
|   |           |            |         | ROOF SHAPE      | 1  | GABLE          | 1.00 | +   | BAS | L | BASE AREA       | 968   | 1992 | 240.80    | 233,090 |            |         |           |     |         |    |      |      |       |   |   |      |          |   |   |      |           |    |      |      |             |           |   |      |              |  |   |         |         |  |   |      |
|   |           |            |         | ROOF COVER      | 2  | WOOD SHINGLES  | 1.01 | C   | OPA | N | OPEN PORCH      | 120   |      | 51.50     | 6,180   |            |         |           |     |         |    |      |      |       |   |   |      |          |   |   |      |           |    |      |      |             |           |   |      |              |  |   |         |         |  |   |      |
|   |           |            |         | FLOOR COVER     | 13 | COMB           | 1.00 | D   | AGR | N | ATT GARAGE      | 576   |      | 42.64     | 24,563  |            |         |           |     |         |    |      |      |       |   |   |      |          |   |   |      |           |    |      |      |             |           |   |      |              |  |   |         |         |  |   |      |
|   |           |            |         | INT FINISH      | 2  | DRYWALL        | 1.00 | E   | WDK | N | WOOD DECK       | 100   |      | 38.40     | 3,840   |            |         |           |     |         |    |      |      |       |   |   |      |          |   |   |      |           |    |      |      |             |           |   |      |              |  |   |         |         |  |   |      |
|   |           |            |         | HEATING/COOLING | 11 | HW/COOL AIR    | 1.04 | F21 | O   |   | FPL 2S 10P      | 1     |      | 8,239.00  | 8,239   |            |         |           |     |         |    |      |      |       |   |   |      |          |   |   |      |           |    |      |      |             |           |   |      |              |  |   |         |         |  |   |      |
|   |           |            |         | FUEL SOURCE     | 99 | N/A            | 1.00 |     |     |   |                 |       |      |           |         |            |         |           |     |         |    |      |      |       |   |   |      |          |   |   |      |           |    |      |      |             |           |   |      |              |  |   |         |         |  |   |      |
| <table border="1"> <tr> <th colspan="2">CAPACITY</th> <th>UNITS</th> <th>ADJ</th> </tr> <tr> <td>STORIES</td> <td></td> <td>1.75</td> <td>1.00</td> </tr> <tr> <td>ROOMS</td> <td></td> <td>6</td> <td>1.00</td> </tr> <tr> <td>BEDROOMS</td> <td></td> <td>3</td> <td>1.00</td> </tr> <tr> <td>BATHROOMS</td> <td></td> <td>2</td> <td>1.00</td> </tr> <tr> <td># 1/2 BATHS</td> <td></td> <td>1</td> <td>1.00</td> </tr> <tr> <td>TOT FIXTURES</td> <td></td> <td>8</td> <td>\$7,392</td> </tr> <tr> <td># UNITS</td> <td></td> <td>1</td> <td>1.00</td> </tr> </table> |           |            |         |                 |    |                |      |     |     |   |                 |       |      |           |         | CAPACITY   |         | UNITS     | ADJ | STORIES |    | 1.75 | 1.00 | ROOMS |   | 6 | 1.00 | BEDROOMS |   | 3 | 1.00 | BATHROOMS |    | 2    | 1.00 | # 1/2 BATHS |           | 1 | 1.00 | TOT FIXTURES |  | 8 | \$7,392 | # UNITS |  | 1 | 1.00 |
| CAPACITY  |           | UNITS      | ADJ     |                 |    |                |      |     |     |   |                 |       |      |           |         |            |         |           |     |         |    |      |      |       |   |   |      |          |   |   |      |           |    |      |      |             |           |   |      |              |  |   |         |         |  |   |      |
| STORIES   |           | 1.75       | 1.00    |                 |    |                |      |     |     |   |                 |       |      |           |         |            |         |           |     |         |    |      |      |       |   |   |      |          |   |   |      |           |    |      |      |             |           |   |      |              |  |   |         |         |  |   |      |
| ROOMS   |           | 6          | 1.00    |                 |    |                |      |     |     |   |                 |       |      |           |         |            |         |           |     |         |    |      |      |       |   |   |      |          |   |   |      |           |    |      |      |             |           |   |      |              |  |   |         |         |  |   |      |
| BEDROOMS  |           | 3          | 1.00    |                 |    |                |      |     |     |   |                 |       |      |           |         |            |         |           |     |         |    |      |      |       |   |   |      |          |   |   |      |           |    |      |      |             |           |   |      |              |  |   |         |         |  |   |      |
| BATHROOMS   |           | 2          | 1.00    |                 |    |                |      |     |     |   |                 |       |      |           |         |            |         |           |     |         |    |      |      |       |   |   |      |          |   |   |      |           |    |      |      |             |           |   |      |              |  |   |         |         |  |   |      |
| # 1/2 BATHS   |           | 1          | 1.00    |                 |    |                |      |     |     |   |                 |       |      |           |         |            |         |           |     |         |    |      |      |       |   |   |      |          |   |   |      |           |    |      |      |             |           |   |      |              |  |   |         |         |  |   |      |
| TOT FIXTURES  |           | 8          | \$7,392 |                 |    |                |      |     |     |   |                 |       |      |           |         |            |         |           |     |         |    |      |      |       |   |   |      |          |   |   |      |           |    |      |      |             |           |   |      |              |  |   |         |         |  |   |      |
| # UNITS   |           | 1          | 1.00    |                 |    |                |      |     |     |   |                 |       |      |           |         |            |         |           |     |         |    |      |      |       |   |   |      |          |   |   |      |           |    |      |      |             |           |   |      |              |  |   |         |         |  |   |      |
| <table border="1"> <tr> <th colspan="2">EFF.YR/AGE</th> <td colspan="2">2000 / 22</td> </tr> <tr> <td>COND</td> <td>20</td> <td colspan="2">20 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td colspan="2"></td> </tr> <tr> <td>ECON</td> <td>0</td> <td colspan="2"></td> </tr> <tr> <td>DEPR</td> <td>21</td> <td>% GD</td> <td>79</td> </tr> <tr> <td>RCNLD</td> <td colspan="3">\$383,300</td> </tr> </table>  |           |            |         |                 |    |                |      |     |     |   |                 |       |      |           |         | EFF.YR/AGE |         | 2000 / 22 |     | COND    | 20 | 20 % |      | FUNC  | 0 |   |      | ECON     | 0 |   |      | DEPR      | 21 | % GD | 79   | RCNLD       | \$383,300 |   |      |              |  |   |         |         |  |   |      |
| EFF.YR/AGE  |           | 2000 / 22  |         |                 |    |                |      |     |     |   |                 |       |      |           |         |            |         |           |     |         |    |      |      |       |   |   |      |          |   |   |      |           |    |      |      |             |           |   |      |              |  |   |         |         |  |   |      |
| COND  | 20        | 20 %       |         |                 |    |                |      |     |     |   |                 |       |      |           |         |            |         |           |     |         |    |      |      |       |   |   |      |          |   |   |      |           |    |      |      |             |           |   |      |              |  |   |         |         |  |   |      |
| FUNC  | 0         |            |         |                 |    |                |      |     |     |   |                 |       |      |           |         |            |         |           |     |         |    |      |      |       |   |   |      |          |   |   |      |           |    |      |      |             |           |   |      |              |  |   |         |         |  |   |      |
| ECON  | 0         |            |         |                 |    |                |      |     |     |   |                 |       |      |           |         |            |         |           |     |         |    |      |      |       |   |   |      |          |   |   |      |           |    |      |      |             |           |   |      |              |  |   |         |         |  |   |      |
| DEPR  | 21        | % GD       | 79      |                 |    |                |      |     |     |   |                 |       |      |           |         |            |         |           |     |         |    |      |      |       |   |   |      |          |   |   |      |           |    |      |      |             |           |   |      |              |  |   |         |         |  |   |      |
| RCNLD   | \$383,300 |            |         |                 |    |                |      |     |     |   |                 |       |      |           |         |            |         |           |     |         |    |      |      |       |   |   |      |          |   |   |      |           |    |      |      |             |           |   |      |              |  |   |         |         |  |   |      |