

Key: 10712

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.365

LEGAL

LAND

DETAILED

BUILDING

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION     |  |  |  |
|--|--|--|--|------------|----|------------|--------------|--------------|--|--|--|
| TRENOWICZ DANIEL H<br>153 CLAPP RD<br>SCITUATE, MA 02066 |  |  |  | 24-2-29-B  |    |            |              | 153 CLAPP RD |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |              |  |  |  |
| TRENOWICZ DANIEL H                                       |  |  |  | 06/17/2022 | QS | 1,100,000  | 56931-255    |              |  |  |  |
| MCCARTHY GENE M &  |  |  |  | 03/14/2018 | F  | 100        | 49584-217    |              |  |  |  |
| MCCARTHY GENE  |  |  |  | 04/08/2013 | H  | 10         | 42902-313    |              |  |  |  |

| 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    | %   |
| 02-144 |            | 7             | OTHERS      |        | 11/29/2022 | JD | 100    | 100 |
| 92-567 | 03/12/2002 | 7             | OTHERS      |        | 08/17/2022 | JD | 100    | 100 |
|        | 07/07/1992 | 7             | OTHERS      |        |            |    | 100    | 100 |
|        |            | 1             | NEW CONST   |        |            |    | 100    | 100 |
|        |            | 6             | CYCL GROWTH |        |            |    | 100    | 100 |

| 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 | 1,940    | WS 1.00 | 100  | 1.00 | 16,830   | 1.00 | 100  | 1.00 | R03 | 0.85       | 32,650    |

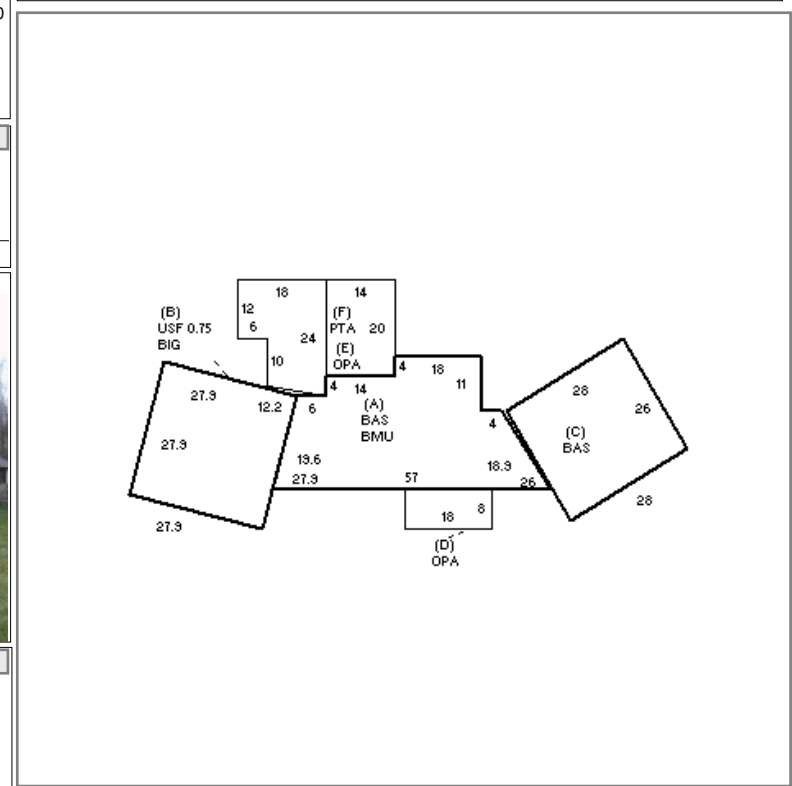
| TOTAL | 2.858 Acres |  | ZONING | FRNT         | 64      | ASSESSED       | CURRENT        | PREVIOUS |
|-------|-------------|--|--------|--------------|---------|----------------|----------------|----------|
| Ngh   | W. SCITUATE |  | NOTE   |              |         | LAND           | 376,100        | 343,500  |
| Inf1  | FACTOR 100  |  |        | BUILDING     | 572,100 | 422,100        |                |          |
| Inf2  | PHY 100     |  |        | DETACHED     | 20,400  | 23,200         |                |          |
|       |             |  |        | OTHER        | 0       | 0              |                |          |
|       |             |  |        | <b>TOTAL</b> |         | <b>968,600</b> | <b>788,800</b> |          |

| TY  | QUAL | COND | DIM/NOTE        | YB   | UNITS | ADJ PRICE | RCNLD  |
|-----|------|------|-----------------|------|-------|-----------|--------|
| SHF | A    | 1.00 | 30 0.70 9 X 6   |      | 54    | 17.03     | 600    |
| SHF | A    | 1.00 | 20 0.80 16 X 10 | 2002 | 160   | 12.89     | 1,600  |
| SHF | A    | 1.00 | 30 0.70 16 X 8  |      | 128   | 13.66     | 1,200  |
| IPG | A    | 1.00 | 30 0.70 32 X 16 | 2002 | 512   | 37.28     | 13,400 |
| HTB | A    | 1.00 | 30 0.70         |      | 1     | 5,181.80  | 3,600  |



| BUILDING | CD | ADJ  | DESC                | MEASURE | 11/29/2022 | JD  |
|----------|----|------|---------------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 11/29/2022 | EST |
| STYLE    | 8  | 0.90 | CONTEMPORARY [100%] | REVIEW  | 8/17/2022  | JD  |
| QUALITY  | G  | 1.20 | GOOD [100%]         |         |            |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |            |     |

| YEAR BLT   | 1992  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S   | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 665,269 |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|
| NET AREA   | 2,426 | DETAIL ADJ | 0.936 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | A   | BMU | N | BSMT UNFINISHED | 1,114 |      | 54.92     | 61,176  | CONDITION ELEM | CD      |
| \$NLA(RCN) | \$274 | OVERALL    | 1.000 | EXT COVER       | 2  | CLAPBOARD      | 1.00 | B   | BIG | N | BUILT-IN GARAGE | 778   |      | 45.12     | 35,107  | EXTERIOR       | A       |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | B   | USF | L | UPPER STORY FIN | 584   | 1992 | 199.17    | 116,315 | INTERIOR       | G       |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | +   | BAS | L | BASE AREA       | 1,842 | 1992 | 219.01    | 403,422 | KITCHEN        | G       |
|            |       |            |       | FLOOR COVER     | 13 | COMB           | 1.00 | +   | OPA | N | OPEN PORCH      | 424   |      | 61.80     | 26,203  | BATHS          | G       |
|            |       |            |       | INT FINISH      | 2  | DRYWALL        | 1.00 | F   | PTA | N | PATIO           | 348   |      | 17.88     | 6,222   | HEAT           | A       |
|            |       |            |       | HEATING/COOLING | 11 | HW/COOL AIR    | 1.04 | F11 | O   |   | FPL 1S 10P      | 1     |      | 8,737.20  | 8,737   | ELECT          | U       |
|            |       |            |       | FUEL SOURCE     | 2  | GAS            | 1.00 |     |     |   |                 |       |      |           |         |                |         |



| CAPACITY     | UNITS | ADJ     | EFF.YR/AGE | 2008 / 14 |           |
|--------------|-------|---------|------------|-----------|-----------|
| STORIES      | 1     | 1.00    | COND       | 14        | 14 %      |
| ROOMS        | 5     | 1.00    | FUNC       | 0         |           |
| BEDROOMS     | 3     | 1.00    | ECON       | 0         |           |
| BATHROOMS    | 2     | 1.00    | DEPR       | 14        | % GD 86   |
| # 1/2 BATHS  | 1     | 1.00    | RCNLD      |           | \$572,100 |
| TOT FIXTURES | 9     | \$8,087 |            |           |           |
| # UNITS      | 1     | 1.00    |            |           |           |