

Key: 10713

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.366

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
GRACE WENDY N & DAVID C 163 CLAPP RD SCITUATE, MA 02066		24-2-29-C		163 CLAPP RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
GRACE WENDY N & DAVID C		09/09/1991	D	87,000	10472-136

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 %
17-158	03/28/2017	3	ALTERATIONS	20,000	06/28/2017	SJ	100 100
15-58	02/04/2015	3	ALTERATIONS	43,000	07/14/2015	SJ	100 100
91-449	09/01/1991	1	NEW CONST				100 100

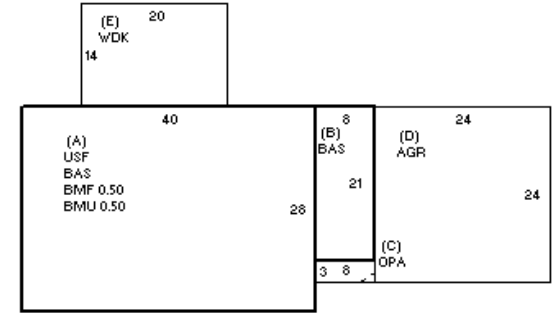
LAND

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	0.050	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	840

DETACHED

TOTAL	42,166 SF	ZONING		FRNT	175	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE				LAND	344,300	313,000
Inf1	FACTOR 100					BUILDING	488,000	457,400
Inf2	PHY 100					DETACHED	0	0
						OTHER	0	0
						TOTAL	832,300	770,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/14/2015	SJ
MODEL	1		RESIDENTIAL	LIST	7/14/2015	EST
STYLE	5	1.00	COLONIAL [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.

INDING

YEAR BLT	1992	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	574,125			
NET AREA	2,408	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	560		45.72	25,604	CONDITION ELEM	CD			
\$NLA(RCN)	\$238	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	560		64.18	35,942	EXTERIOR				
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,120	1992	181.06	202,792	INTERIOR				
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,288	1992	199.10	256,447	KITCHEN				
				FLOOR COVER	13	COMB	1.00	C	OPA	N	OPEN PORCH	24		51.50	1,236	BATHS				
				INT FINISH	2	DRYWALL	1.00	D	AGR	N	ATT GARAGE	576		42.64	24,563	HEAT				
				HEATING/COOLING	2	HOT WATER	1.02	E	WDK	N	WOOD DECK	280		38.40	10,752	ELECT				
				FUEL SOURCE	99	N/A	1.00	F	FPL	O	FIREPLACE	1		7,813.00	7,813					
CAPACITY		UNITS	ADJ															EFF.YR/AGE	2007 / 15	
STORIES		2	1.00															COND	15 15%	
ROOMS		8	1.00															FUNC	0	
BEDROOMS		4	1.00															ECON	0	
BATHROOMS		3	1.00															DEPR	15 % GD 85	
# 1/2 BATHS		1	1.00															RCNLD	\$488,000	
TOT FIXTURES		11	\$8,976																	
# UNITS		1	1.00																	