

Key: 10759

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.394

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION				
KOUSOUBRIS PHILIP DENNIS & ELIZABETH STANLEY 240 CLAPP RD SCITUATE, MA 02066				17-2-23-A				240 CLAPP RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				KOUSOUBRIS PHILIP DENNIS				03/02/2021	F	100	54499-169	
KOUSOUBRIS PHILIP DENNIS				08/27/2020	QS	970,000	53327-295					
STONE CHESTER E & SUSAN B				06/07/2019	QS	862,500	51204-300					

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	%
22-122	03/31/2022	7	OTHERS		05/31/2023	JD	100	100
16-155	04/07/2016	1	NEW CONST	350,000	05/08/2018	JD	100	60
16-155	04/07/2016	1	NEW CONST	350,000	06/01/2016	SJ	100	5
16-155	04/07/2016	1	NEW CONST	350,000	09/17/2019	JD	100	100

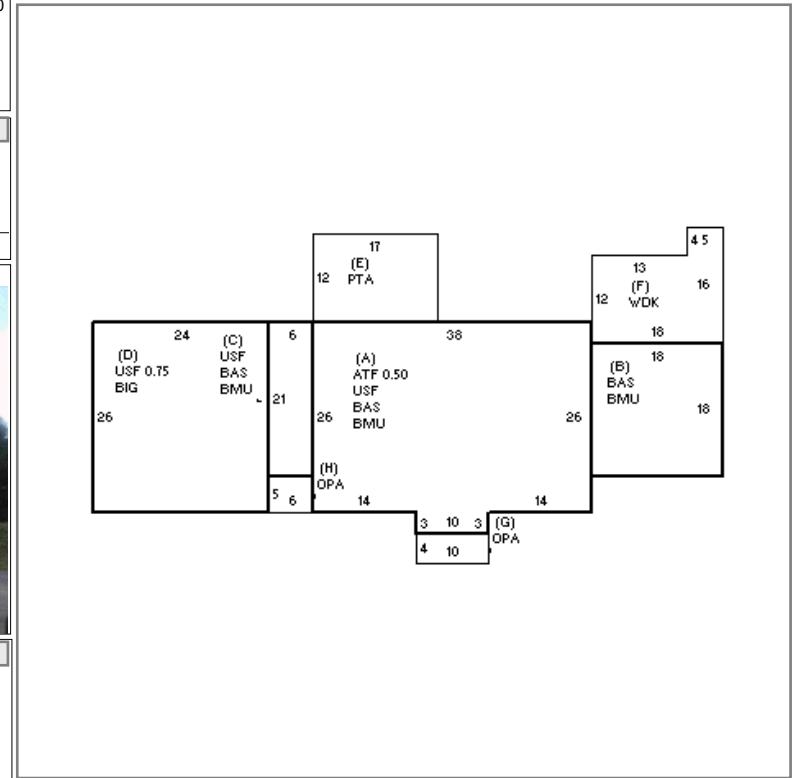
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	1,763	WS 1.00	100	1.00	3,366	1.00	W20	0.20	R03	0.85	5,930

TOTAL	2.681 Acres		ZONING	FRNT	60	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE		NOTE inf 3 = wetlands			LAND	349,400	317,900
Inf1	FACTOR 100			BUILDING	853,100	800,300		
Inf2	PHY 100			DETACHED	0	0		
				OTHER	0	0		
					TOTAL	1,202,500	1,118,200	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
MLS



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/17/2018	JD					TOTAL RCN	888,632
MODEL	1		RESIDENTIAL	LIST	9/17/2018	JD					CONDITION ELEM CD	
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/1/2020	JD					EXTERIOR	A
QUALITY	G	1.20	GOOD [100%]					INTERIOR	A			
FRAME	1	1.00	WOOD FRAME [100%]					KITCHEN	A			

YEAR BLT	2018	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	888,632
NET AREA	3,589	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,468		51.43	75,498		
\$NLA(RCN)	\$248	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,468	2018	228.76	335,822		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,612	2018	208.03	335,352		
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATF	L	ATTIC FINISH	509	2018	147.81	75,233		
				FLOOR COVER	1	HARDWOOD	1.00	D	BIG	N	BUILT-IN GARAGE	624		51.78	32,312		
				INT FINISH	2	DRYWALL	1.00	E	PTA	N	PATIO	204		17.88	3,648		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F	WDK	N	WOOD DECK	236		46.08	10,874		
				FUEL SOURCE	1	OIL	1.00	+	OPA	N	OPEN PORCH	70		61.80	4,326		
									GEN	O	GENERATOR	1		0.00			
									GFP	O	GAS FIREPLACE	1		6,667.20	6,667		

CAPACITY	UNITS	ADJ	EFF.YR/AGE	2018 / 4
STORIES	2.5	1.00	COND	4 4 %
ROOMS	8	1.00	FUNC	0
BEDROOMS	4	1.00	ECON	0
BATHROOMS	2	1.00	DEPR	4 % GD 96
# 1/2 BATHS	1	1.00		
TOT FIXTURES	9	\$8,899		
# UNITS	1	1.00		

RCNLD	\$853,100