

Key: 1526

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.473

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
ARNOLD CHRISTOPHER & HEIDI 5 CLAPP RD SCITUATE, MA 02066		25-4-1-0		5 CLAPP RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
ARNOLD CHRISTOPHER & HEIDI		07/27/2021	QS	1,355,000	55370-324
HALL JAMES R & LAURIE J		06/14/1991	QS	330,000	10328-268
WAGNER ERNEST L JR		10/04/1982	XX		5219-45

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 %
08-073		7	OTHERS		08/25/2022	JD	100 100
		7	OTHERS		08/30/2021	JD	100 100
04-256	02/21/2008	3	ALTERATIONS	20,000	06/16/2008	SJ	100 100
02-098	05/07/2004	3	ALTERATIONS	15,000	07/15/2004		100 100
	02/21/2002	3	ALTERATIONS				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
200	A	0.918	WS 1.00	100	1.00	147,730	1.00	100	1.00	R03	0.85	135,620
300	A	0.568	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	9,560

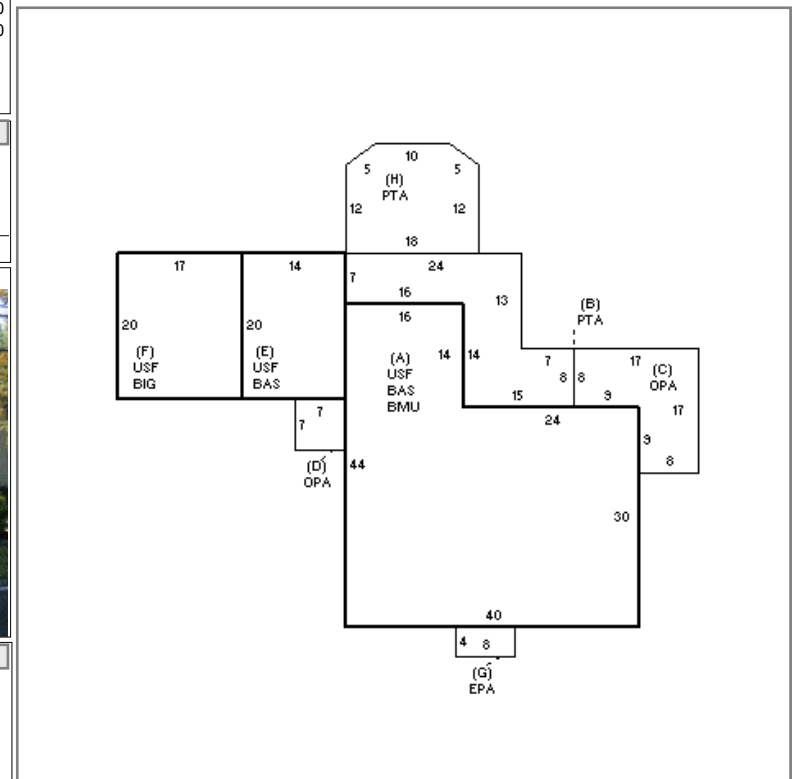
TOTAL	2.404 Acres	ZONING	FRNT	585	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	488,600	454,400
Inf1	FACTOR 100		BUILDING	853,500	759,200		
Inf2	PHY 100		DETACHED	13,600	12,900		
			OTHER	0	0		
					TOTAL	1,355,700	1,226,500

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90	50 0.50 GRG 44 X 16		704	37.96	13,400
ASH	A	1.00	50 0.50 6 X 6		36	9.23	200



BLDG COMMENTS		
MLS		



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/25/2022	JD
MODEL	1		RESIDENTIAL	LIST	8/25/2022	EST
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	8/30/2021	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

G

YEAR BLT	1806	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,094,200	
NET AREA	3,748	DETAIL ADJ	1.173	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	1,424		51.78	73,739			
\$NLA(RCN)	\$292	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	2,044	1806	235.84	482,052			
				ROOF SHAPE	2	HIP	1.00	+	PTA	N	PATIO	594		17.88	10,621			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	257		61.80	15,883			
				FLOOR COVER	24	COMB	1.00	+	BAS	L	BASE AREA	1,704	1806	259.34	441,907			
				INT FINISH	1	PLASTER	1.00	F	BIG	N	BUILT-IN GARAGE	340		69.40	23,596			
				HEATING/COOLING	2	HOT WATER	1.02	G	EPA	N	ENCLOSED PORCH	32		108.23	3,463			
				FUEL SOURCE	1	OIL	1.00	F24	O	FPL 2S 4OP	1		22,302.00	22,302				
								FPL	O	FIREPLACE	1		9,375.60	9,376				
																COND	22 22 %	
																FUNC	0	
																ECON	0	
																DEPR	22 % GD	78
																RCNLD	\$853,500	