

Key: 1692

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.634

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GIULIANO LAURA J & ALBERT P BUCKLEY JR 41 CLAPP RD SCITUATE, MA 02066				24-2-1-0				41 CLAPP RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
GIULIANO LAURA J & GIULIANO LAURA & LANZA JOSEPH & VIRGINIA M				12/15/2015	F	1 46381-236					
				08/25/2014	V	410,000 44673-342					
				02/24/2004	F	1 27599-311					

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 %
21-329	07/12/2021	5	SPLIT/SUB/LA		03/15/2022	JD	100 100
14-578	09/12/2014	3	ALTERATIONS	50,500	09/02/2015	SJ	100 100
14-578	09/12/2014	3	ALTERATIONS	50,500	06/28/2017	SJ	100 100
		2	ADDITIONS		07/01/2013		100 100
		2	ADDITIONS	72,000	07/09/2012	SJ	95 95

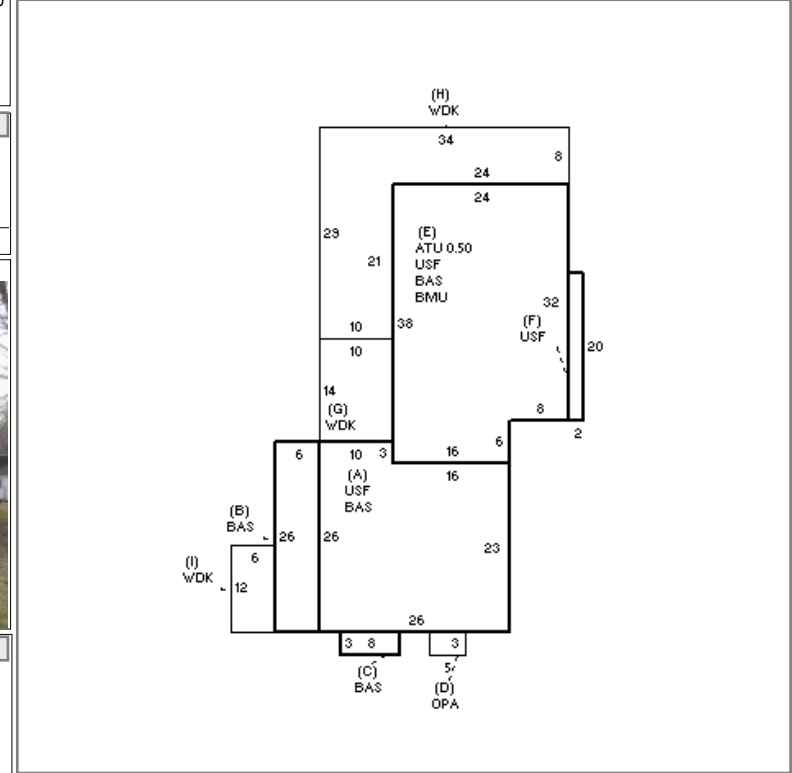
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	6.634	WS 1.00	100	1.00	16,830	0.77	100	1.00	R03	0.85	85,520

TOTAL	7.552 Acres	ZONING	FRNT	221	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	429,000	394,300
Inf1	FACTOR 100		BUILDING	559,700	505,000		
Inf2	PHY 100		DETACHED	7,700	7,300		
			OTHER	0	0		
					TOTAL	996,400	906,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 X 18	1988	180	12.55	2,000
FBN	L	0.80	12 X 24	2016	288	22.08	5,700



BLDG COMMENTS
ACCESSORY DWELLING



BUILDING	CD	ADJ	DESC	MEASURE	2/5/2020	JD
MODEL	1		RESIDENTIAL	LIST	2/5/2020	JD
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	3/22/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1768	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	777,355
NET AREA	3,204	DETAIL ADJ	1.173	FOUNDATION	5	BRICK/STONE	1.00	+	BAS	L	BASE AREA	808	1768	220.07	177,816	CONDITION ELEM	CD
\$NLA(RCN)	\$243	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	628	1768	200.13	125,681	EXTERIOR	F
				ROOF SHAPE	1	GABLE	1.00	D	OPA	N	OPEN PORCH	15		51.53	773	INTERIOR	A
				ROOF COVER	1	ASPH SHINGLES	1.00	E	BMU	N	BSMT UNFINISHED	864		49.26	42,558	KITCHEN	A
				FLOOR COVER	24	COMB	1.00	E	BAS	L	BASE AREA	864	2005	220.07	190,140	BATHS	A
				INT FINISH	2	DRYWALL	1.00	E	ATU	N	ATTIC UNF	432		37.00	15,984	HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02	+	USF	L	UPPER STORY FIN	904	2005	200.13	180,917	ELECT	A
				FUEL SOURCE	2	GAS	1.00	+	WDK	N	WOOD DECK	694		38.40	26,650		
									KIT	O	XTRA KITCHEN	1		6,514.00	6,514		
																EFF.YR/AGE	1977 / 45
																COND	28 28 %
																FUNC	0
																ECON	0
																DEPR	28 % GD 72
																RCNLD	\$559,700