

Key: 1694

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.636

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DUVOISIN AYN 55 CLAPP ROAD SCITUATE, MA 02066				24-2-9-0				55 CLAPP RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
DUVOISIN AYN				02/23/1981	QS			5005-182			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0170	100	Mixed-Res/Chpt				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-831	11/24/2020	3	ALTERATIONS	8,600	07/07/2021	JD	100	100
SS17-11		5	SPLIT/SUB/LA		04/20/2016	SJ	100	100
89-377	07/01/1989	2	ADDITIONS				100	100
		6	CYCL GROWTH				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	7,742	WS 1.00	100	1.00	16,830	0.66	100	1.00	R03	0.85	1,940

DETACHED

TOTAL	8.660 Acres	ZONING	FRNT	158	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE USDA SOIL RATING AVERAGE (ETB)	LAND	345,370	313,990		
Inf1	FACTOR 100		BUILDING	227,700	202,500		
Inf2	PHY 100		DETACHED	36,000	34,300		
			OTHER	0	0		
		TOTAL		609,070	550,790		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFL	+	1.10	30 0.70	W/QTRS 1SFIN	544	94.58	36,000



BUILDING	CD	ADJ	DESC	MEASURE	7/7/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/7/2021	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/22/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	406,682
NET AREA	1,566	DETAIL ADJ	1.224	FOUNDATION	5	BRICK/STONE	1.00	+	BAS	L	BASE AREA	1,116	1910	259.31	289,389	CONDITION ELEM	CD
\$NLA(RCN)	\$260	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	450	1910	235.81	106,116	EXTERIOR	F
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	INTERIOR	F
STORIES		1.75	1.00	ROOF COVER	1	ASPH SHINGLES	1.00									KITCHEN	F
ROOMS		6	1.00	FLOOR COVER	24	COMB	1.00									BATHS	F
BEDROOMS		0	1.00	INT FINISH	1	PLASTER	1.00									HEAT	A
BATHROOMS		1	1.00	HEATING/COOLING	2	HOT WATER	1.02									ELECT	A
# 1/2 BATHS		0	1.00	FUEL SOURCE	1	OIL	1.00										
TOT FIXTURES		3	\$2,938													EFF.YR/AGE	1963 / 59
# UNITS		1	1.00													COND	44 44 %
																FUNC	0
																ECON	0
																DEPR	44 % GD 56
																RCNLD	\$227,700

