Key: 1705

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1,646

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NILES ANDREW & LYNDSEY 97 CLAPP RD SCITUATE, MA 02066	24-2-23-0	97 CLAPP RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NILES ANDREW & LYNDSEY	08/28/2018	QS	540,000	(127384)
LEARY JOHN J JR & DOLORES	01/01/1964	QS		(34316)
WEEKS ARNOLD N	01/01/1931	XX		1606-380

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

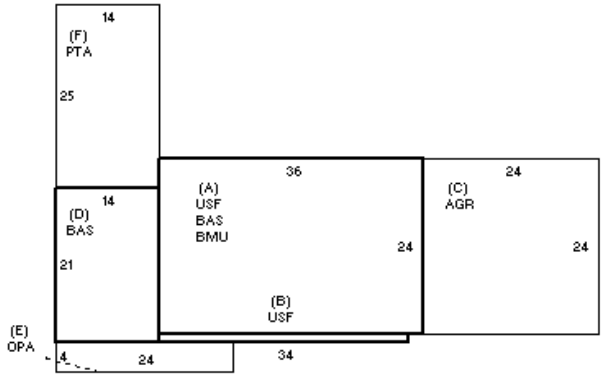
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-96	02/10/2020	3	ALTERATIONS	23,000	03/10/2020	JD	100	100
19-662	09/09/2019	3	ALTERATIONS	10,975	03/10/2020	JD	100	100
95-358	06/01/1995	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS	1.00	100	1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85			343,430
300	A	0.001	WS	1.00	100	1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85			20

TOTAL	40,032 SF	ZONING		FRNT	176
Ngh	W. SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	343,500	312,200
BUILDING	342,700	322,200
DETACHED	19,700	18,800
OTHER	0	0
TOTAL	**705,900**	**653,200**



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40	0.60	SHED 16 X 10		160	12.89	1,200
SHF	A	1.00	40	0.60	SHED 10 X 6		60	17.03	600
IPG	A	1.00	25	0.75	34 X 20		680	35.03	17,900

PHOTO 03/10/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/10/2019	JD
LIST	3/10/2020	JD
REVIEW	3/22/2011	KT

YEAR BLT	1968	SIZE ADJ	1.000
NET AREA	2,056	DETAIL ADJ	1.020
$NLA(RCN)	$242	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	9	$7,344
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	864		49.26	42,558
+	USF	L	UPPER STORY FIN	898	1968	185.95	166,986
C	AGR	N	ATT GARAGE	576		42.64	24,563
+	BAS	L	BASE AREA	1,158	1968	204.48	236,788
E	OPA	N	OPEN PORCH	96		51.50	4,944
F	PTA	N	PATIO	350		14.90	5,215
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	496,637

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	1972 / 50		
COND	31	31 %	
FUNC	0		
ECON	0		
DEPR	31	% GD	69
RCNLD			$342,700