

Key: 1706

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.647

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CURRENT OWNER				PARCEL ID				LOCATION			
CERUTI CHRISTINA & JAEGER NATHAN				24-2-24-0				103 CLAPP RD			
103 CLAPP RD				SCITUATE, MA 02066							
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CERUTI CHRISTINA & OCHSE BERNHARDT				09/16/2022	QS	795,000	(134492)				
DEPPERMAN KENNETH R & MAR				03/06/2018	QS	555,000	(126482)				
				05/28/1996	QS	-100	(89638)				

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 %
95-402	08/01/1995	7	OTHERS		09/27/2022	JD	100 100
94-534	10/26/1994	2	ADDITIONS				100 100
90-701	11/01/1990	3	ALTERATIONS				100 100
664	11/01/1988	4	DEMO				100 100
		2	ADDITIONS				100 100

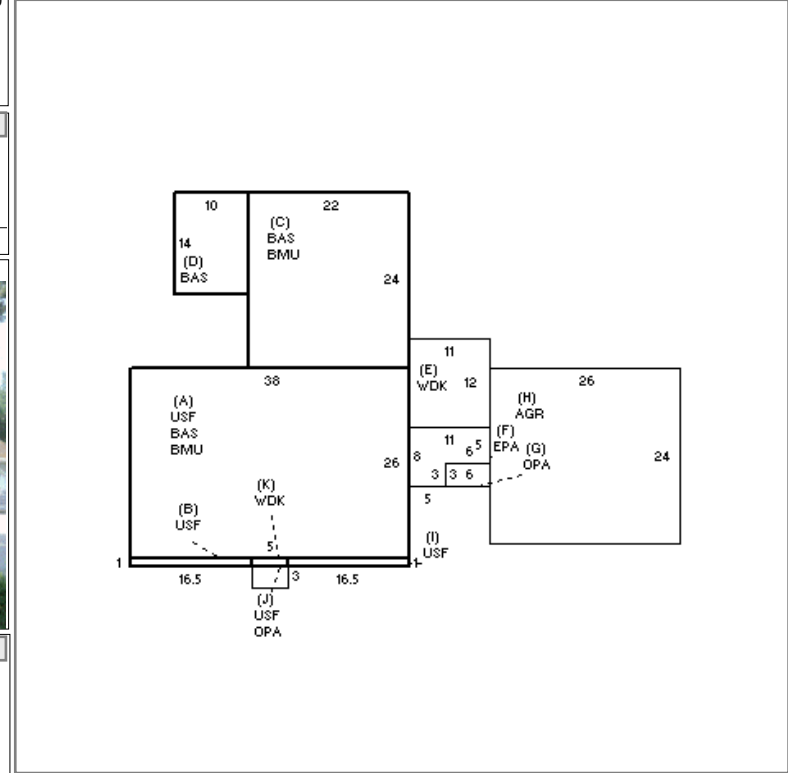
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	0.132	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	2,220

TOTAL	1.050 Acres	ZONING	FRNT	204	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	345,700	314,300
Inf1	FACTOR 100		LAND BUILDING	414,700	401,700		
Inf2	PHY 100		DETACHED	14,700	12,100		
			OTHER	0	0		
					TOTAL	775,100	728,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60 8X10		80	15.97	800
IPC	A	1.00	30 0.70 15 X 32		480	36.36	12,200
CAB	A	1.00	30 0.70 10X8		80	29.63	1,700



BLDG COMMENTS
OTHER FIX=SINK
MLS



BUILDING	CD	ADJ	DESC	MEASURE	7/12/2023	JD
MODEL	1		RESIDENTIAL	LIST	7/12/2023	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/27/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1964	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	637,925
NET AREA	2,683	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,516		42.56	64,526		
\$NLA(RCN)	\$238	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,027	1964	178.13	182,941		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,656	1964	195.88	324,377		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	147		38.40	5,645		
				FLOOR COVER	24	COMB	1.00	F	EPA	N	ENCLOSED PORCH	70		90.20	6,314		
				INT FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	23		51.52	1,185		
				HEATING/COOLING	2	HOT WATER	1.02	H	AGR	N	ATT GARAGE	624		41.89	26,142		
				FUEL SOURCE	2	GAS	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281		
									F21	O	FPL 2S 1OP	1		8,239.00	8,239		
									WPL	O	WHIRLPOOL-ADD	1		2,299.00	2,299		
																EFF.YR/AGE	1969 / 53
																COND	35 35 %
																FUNC	0
																ECON	0
																DEPR	35 % GD 65
																RCNLD	\$414,700