

Key: 255

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 244

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HOPKINS ANDREW J & VERMEULEN WHITNEY N				17-3-4-0				376 CLAPP RD			
376 CLAPP RD				TRANSFER HISTORY				DOS T SALE PRICE BK-PG (Cert)			
SCITUATE, MA 02066				HOPKINS ANDREW J & MANGANO JEFFREY R				03/01/2019 QS 593,000 50860-107			
				COHEN DONALD S & CAROLYN				03/07/2016 O 440,000 46661-276			
								04/22/1988 QS 135,000 8404-297			

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	%
22-0680	06/27/2022	3	ALTERATIONS	22,000	11/29/2022	JD	100	100
16-124	03/23/2016	3	ALTERATIONS	20,000	06/16/2016	SJ	100	5
16-124	03/23/2016	3	ALTERATIONS	20,000	06/27/2017	SJ	100	100
		2	ADDITIONS		05/22/2008	SJ	100	100
06-207		2	ADDITIONS		06/07/2007	SJ	100	100

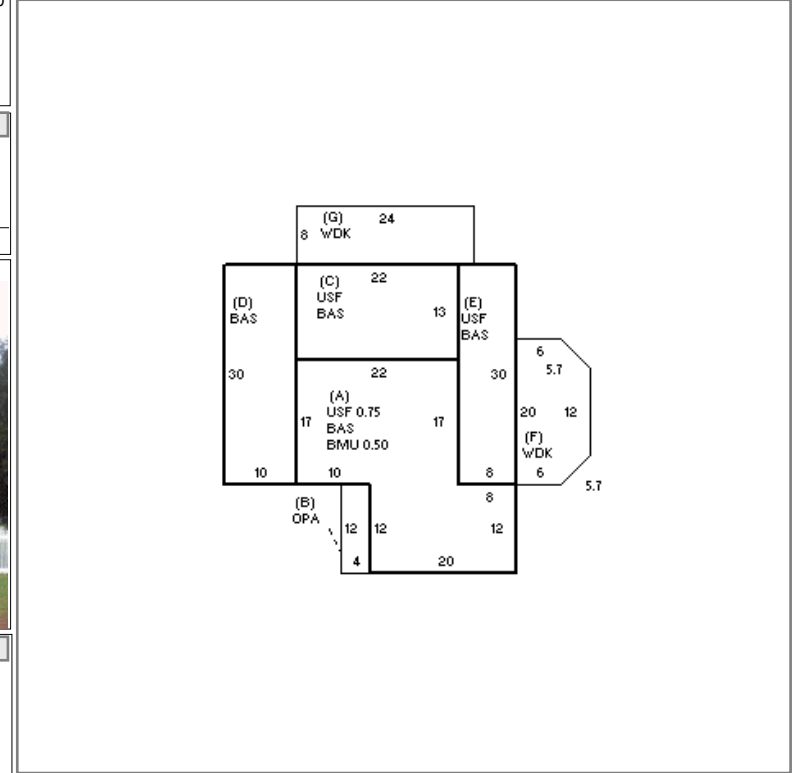
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	0.013	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	220

TOTAL	40,586 SF	ZONING	FRNT	216	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	343,700	312,400
Inf1	FACTOR 100		BUILDING	479,700	417,800		
Inf2	PHY 100		DETACHED	1,100	700		
			OTHER	0	0		
					TOTAL	824,500	730,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 40 0.60	14X10		140	13.34	1,100



BLDG COMMENTS
MLS



BUILDING	CD	ADJ	DESC	MEASURE	11/19/2022	JD								TOTAL RCN	631,183				
MODEL	1		RESIDENTIAL	LIST	11/19/2022	EST								CONDITION ELEM	CD				
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	8/31/2020	JD								EXTERIOR	G				
QUALITY	+	1.10	AVG +/GOOD - [100%]								INTERIOR	G							
FRAME	1	1.00	WOOD FRAME [100%]								KITCHEN	V							
							YEAR BLT	1780	SIZE ADJ	1.000								BATHS	V
							NET AREA	2,427	DETAIL ADJ	1.150								HEAT	A
							\$NLA(RCN)	\$260	OVERALL	1.000								ELECT	A
							CAPACITY		UNITS	ADJ								EFF.YR/AGE	1991 / 31
							STORIES	1.75	1.00								COND	25 25%	
							ROOMS	8	1.00								FUNC	0	
							BEDROOMS	3	1.00								ECON	0	
							BATHROOMS	2	1.00								DEPR	24 % GD 76	
							# 1/2 BATHS	0	1.00								RCNLD	\$479,700	
							TOT FIXTURES	6	\$6,072										
							# UNITS	1	1.00										