Key: **428**

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 377

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ANDERSON DAVID & EMILY **192 CLAPP RD** **SCITUATE, MA 02066**	**18-1-4-0**	**192 CLAPP RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ANDERSON DAVID & EMILY	06/23/2006	QS	560,000	32917-2
FOURNIER RAYMOND A & JOHA	01/30/2006	F		32134-116
FOURNIER RAYMOND A & JOHA	01/01/1977	QS		56046-

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

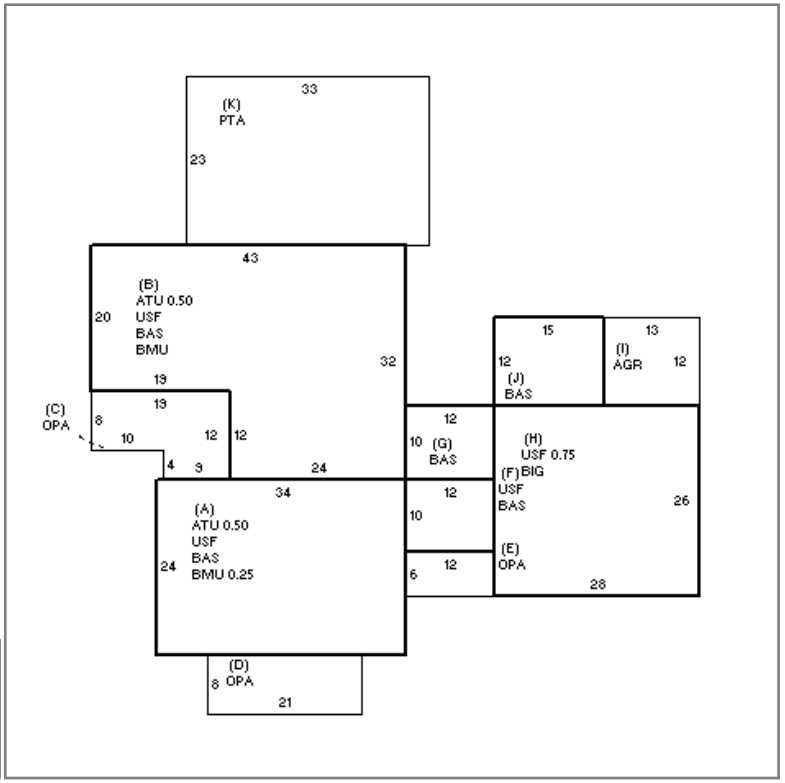
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-1114	08/04/2021	2	ADDITIONS	70,365	06/13/2022	JD	100	100
19-391	05/29/2019	2	ADDITIONS	180,000	07/02/2019	JD	100	0
19-391	05/29/2019	2	ADDITIONS	180,000	03/12/2020	JD	100	100
16-515	09/27/2016	3	ALTERATIONS	21,000	06/27/2017	SJ	100	100
11-584	09/20/2011	2	ADDITIONS	352,000	06/26/2012	SJ	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	2.082	WS	1.00	100	1.00	100	1.00	10,098	1.00	W60	0.60	R03	0.85			21,020

TOTAL	3.000 Acres	ZONING		FRNT	706
Ngh	W. SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	364,500	332,400
BUILDING	1,246,700	1,122,100
DETACHED	32,400	30,700
OTHER	0	0
TOTAL	**1,643,600**	**1,485,200**



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20	0.80	8 X 8		64	17.03	900
IPG	G	1.20	10	0.90	20X40	2022	800	40.77	29,400
SHF	A	1.00	10	0.90	12X16		192	12.38	2,100

PHOTO 03/12/2020

BLDG COMMENTS

OTHER FIX=SINK

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	19	1.15	ANTIQUE [100%]
QUALITY	G	1.20	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/2/2019	JD
LIST	3/12/2020	JD
REVIEW	6/13/2022	JD

YEAR BLT	1798	SIZE ADJ	1.000
NET AREA	5,014	DETAIL ADJ	1.196
$NLA(RCN)	$293	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	14	1.00
BEDROOMS	6	1.00
BATHROOMS	4	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	14	$16,074
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,352		52.39	70,830
A	BAS	L	BASE AREA	816	1798	257.16	209,842
A	USF	L	UPPER STORY FIN	816	1798	233.86	190,829
+	ATU	N	ATTIC UNF	982		44.40	43,601
B	BAS	L	BASE AREA	1,148	2012	257.16	295,219
B	USF	L	UPPER STORY FIN	1,148	2012	233.86	268,470
+	OPA	N	OPEN PORCH	428		61.80	26,450
+	BAS	L	BASE AREA	420	2020	257.16	108,007
+	USF	L	UPPER STORY FIN	666	2020	233.86	155,750
H	BIG	N	BUILT-IN GARAGE	728		56.39	41,054
I	AGR	N	ATT GARAGE	156		47.15	7,356
K	PTA	N	PATIO	759		17.88	13,571
	F31	O	FPL 3S 1OP	1		11,036.40	11,036
	GFP	O	GAS FIREPLACE	1		6,667.20	6,667
	ODS	O	OUT DOOR SHOWER	1		1,926.00	1,926

TOTAL RCN	1,466,683

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

EFF.YR/AGE	2007 / 15		
COND	15	15 %	
FUNC	0		
ECON	0		
DEPR	15	% GD	85
RCNLD			$1,246,700