

Key: 440

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 386

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BELLISTRI NICHOLAS & ALLISON C 164 CLAPP RD SCITUATE, MA 02066				18-1-7-0				164 CLAPP RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BELLISTRI NICHOLAS & ALLI				08/18/2016	QS	577,000	47337-147				
TRACEY ALYCE P & DAVID J				03/14/2014	S	420,000	44145-172				
WELLS FARGO, NA				02/07/2013	L	322,913	42654-257				

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 %
14-0127	04/01/2014	3	ALTERATIONS	15,000	06/24/2014	MR	100 100
14-0039	01/28/2014	3	ALTERATIONS	62,000	06/24/2014	MR	100 100
05-672	10/11/2005	3	ALTERATIONS	5,000	06/13/2006	SJ	100 100
05-673	10/11/2005	3	ALTERATIONS				100 100
97-646	11/13/1997	2	ADDITIONS				100 100

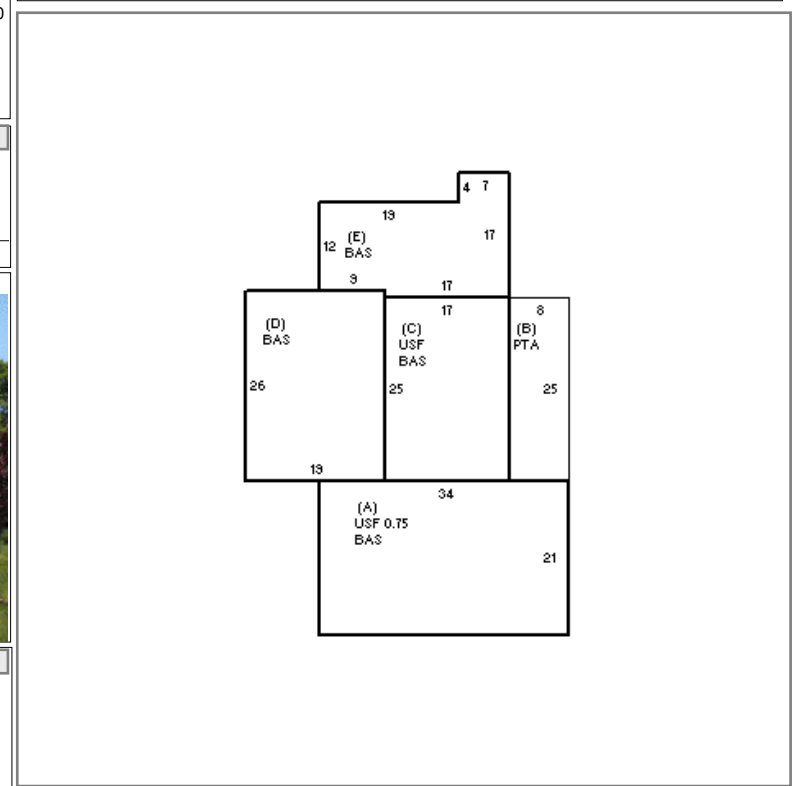
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	0.152	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	2,560

TOTAL	1.070 Acres		ZONING	FRNT	514	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE		N O T E			LAND	346,000	314,700
Inf1	FACTOR 100			BUILDING	307,100	286,200		
Inf2	PHY 100			DETACHED	9,900	9,400		
				OTHER	0	0		
						TOTAL	663,000	610,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	L	0.80	60 0.40	1S/L 1.5S	1,056	22.97	9,700
S/V	A	1.00	SV 1.00	SHED	200	1.10	200



BLDG COMMENTS
FY12 STYLE CHANGE FROM CAPE TO ANTIQUE.



YEAR BLT	1738	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	731,268
NET AREA	2,951	DETAIL ADJ	1.173	FOUNDATION	5	BRICK/STONE	1.00	+	BAS	L	BASE AREA	1,990	1738	244.52	486,603	CONDITION ELEM	CD
\$NLA(RCN)	\$248	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	961	1738	222.37	213,696		
CAPACITY				STORIES		ROOF SHAPE	1.00	B	PTA	N	PATIO	200		16.39	3,278	EXTERIOR	
				ROOMS	6	ROOF COVER	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063	INTERIOR	
				BEDROOMS	3	FLOOR COVER	1.00		F22	O	FPL 2S 2OP	1		12,435.50	12,436	KITCHEN	
				BATHROOMS	2	INT FINISH	1.00									BATHS	
				# 1/2 BATHS	0	HEATING/COOLING	1.02									HEAT	
				TOT FIXTURES	6	FUEL SOURCE	1.00									ELECT	
				# UNITS	1												
																EFF.YR/AGE	1955 / 67
																COND	58 58 %
																FUNC	0
																ECON	0
																DEPR	58 % GD 42
																RCNLD	\$307,100