

Key: 441

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 387

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
NEIKIRK JOSEPH A & MATHEWS EMILY A 158 CLAPP RD SCITUATE, MA 02066				18-1-8-0				158 CLAPP RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NEIKIRK JOSEPH A & STENBECK LAWRENCE K				02/04/2015	QS	322,000	45199-73				
STENBECK CHARLES & CAROL				10/28/2013	F	1 43762-85					
				01/01/1955	QS	2340-481					

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	%
22-0290	03/21/2022	2	ADDITIONS	200,400	06/13/2022	JD	100	50
22-0290	03/21/2022	2	ADDITIONS	200,400	11/29/2022	JD	100	100
19-543	07/25/2019	3	ALTERATIONS	1,272	03/12/2020	JD	100	100
		6	CYCL GROWTH				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	0.362	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	6,090

TOTAL	1.280 Acres		ZONING	FRNT	107	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE		NOTE			LAND	349,500	318,100
Inf1	FACTOR 100			BUILDING	380,700	241,900		
Inf2	PHY 100			DETACHED	500	400		
				OTHER	0	0		
				<b>TOTAL</b>	<b>730,700</b>	<b>560,400</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	-	0.90 60 0.40	8X10		80	14.37	500



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/12/2020	JD
MODEL	1		RESIDENTIAL	LIST	3/12/2020	EST
STYLE	3	1.00	SPLIT LEVEL [100%]	REVIEW	11/29/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	453,256			
NET AREA	1,836	DETAIL ADJ	1.000	FOUNDATION	3	CONT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,422		43.15	61,363	CONDITION ELEM	CD			
\$NLA(RCN)	\$247	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,422	1954	204.90	291,364	EXTERIOR	G			
				ROOF SHAPE	1	GABLE	1.00	B	ENT	N	ENCLOSED ENTRY	56		97.70	5,471	INTERIOR	G			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	414	2022	186.33	77,142	KITCHEN	G			
				FLOOR COVER	24	COMB	1.00	D	PTA	N	PATIO	255		14.90	3,800	BATHS	G			
				INT FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	53		38.40	2,035	HEAT	A			
				HEATING/COOLING	1	FORCED AIR	1.00	F11	O		FPL 1S 10P	1		7,281.00	7,281	ELECT	U			
				FUEL SOURCE	1	OIL	1.00													
																		EFF.YR/AGE	2006 / 16	
																		COND	16 16%	
																		FUNC	0	
																		ECON	0	
																		DEPR	16 % GD 84	
																		RCNLD	\$380,700	

