

Key: 445

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 390

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
WANKUM MICHAEL & CLAIR 16 CHET WAY SCITUATE, MA 02066		18-1-12-0		120 CLAPP RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
WANKUM MICHAEL & CLAIR		12/14/2022	N	410,000	57505-285
CRAIG-KEANE CARLA S TR		03/16/2010	H	38328-103	1
LOMBARD JOAN TRUSTEE		01/03/2000	F	18182-285	

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 %
22-0363	04/11/2022	3	ALTERATIONS	19,180	06/13/2022	JD	100 100
92-349	05/01/1992	3	ALTERATIONS				100 100

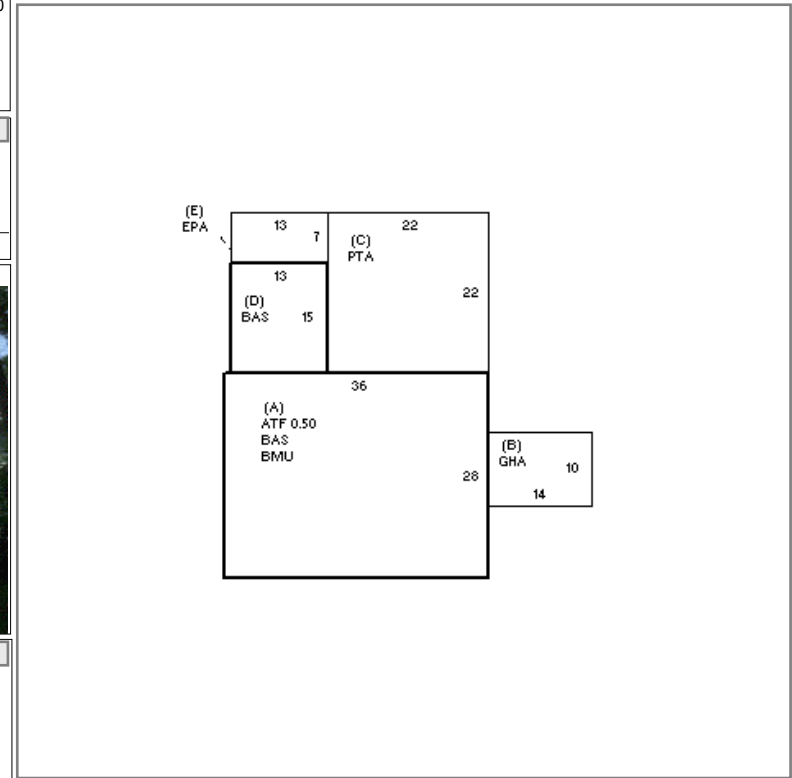
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	0.305	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	5,130

TOTAL	1.223 Acres		ZONING	FRNT	205	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE		NOTE			LAND	348,600	317,100
Inf1	FACTOR 100			BUILDING	208,100	260,900		
Inf2	PHY 100			DETACHED	5,000	7,500		
				OTHER	0	0		
				TOTAL		561,700	585,500	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90	70 0.30		288	49.28	4,300
SHF	A	1.00	50 0.50		96	14.95	700



BLDG COMMENTS
MLS



BUILDING	CD	ADJ	DESC	MEASURE	6/13/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/13/2022	EST
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	7/12/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1774	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	472,959		
NET AREA	1,707	DETAIL ADJ	1.184	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	1,008		47.03	47,402	CONDITION ELEM	CD		
\$NLA(RCN)	\$277	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	ATF	L	ATTIC FINISH	504	1774	159.00	80,138	EXTERIOR	F		
				ROOF SHAPE	1	GABLE	1.00	B	GHA	N	ATT GREENHOUSE	140		69.15	9,681	INTERIOR	P		
				ROOF COVER	2	WOOD SHINGLES	1.01	C	PTA	N	PATIO	484		14.90	7,212	KITCHEN	P		
				FLOOR COVER	24	COMB	1.00	+	BAS	L	BASE AREA	1,203	1774	246.09	296,050	BATHS	F		
				INT FINISH	1	PLASTER	1.00	E	EPA	N	ENCLOSED PORCH	91		90.20	8,208	HEAT	O		
				HEATING/COOLING	2	HOT WATER	1.02	F24	O		FPL 2S 4OP	1		18,585.00	18,585	ELECT	O		
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1956 / 66
																		COND	56 56 %
																		FUNC	0
																		ECON	0
																		DEPR	56 % GD 44
																		RCNLD	\$208,100