

Key: 447

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 392

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AND

CURRENT OWNER				PARCEL ID				LOCATION			
DIESELMAN TRACY H & JOHN C S/O CDG 133 CLAPP STREET LLC 2 SHARP STREET, UNIT A HINGHAM, MA 02043				24-2-28-0				133 CLAPP RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CDG 133 CLAPP STREET LLC				03/17/2023	QS	950,000	(135163)				
DIESELMAN TRACY H & JOHN				12/14/1990	QS	235,000	80970-404-17				
SHAPIRO ROBERT ALAN ET AL				01/01/1984	XX		(C00069282)				

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	%
06-182	04/16/2006	7	OTHERS		11/29/2022	JD	100	100
		6	CYCL GROWTH		06/15/2006	SJ	100	100
		3	ALTERATIONS	1,300	06/15/2006	SJ	100	100

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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	1.092	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	18,380

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TOTAL	2.010 Acres		ZONING	FRNT	349	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE		N O T E			LAND	361,800	438,300
Inf1	FACTOR 100			BUILDING	484,600	211,500		
Inf2	PHY 100			DETACHED	16,000	8,200		
				OTHER	0	0		
				TOTAL	862,400	658,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8X10		80	15.97	900
IPV	A	1.00	40 0.60 40X20	1976	800	31.44	15,100

PHOTO 11/29/2022

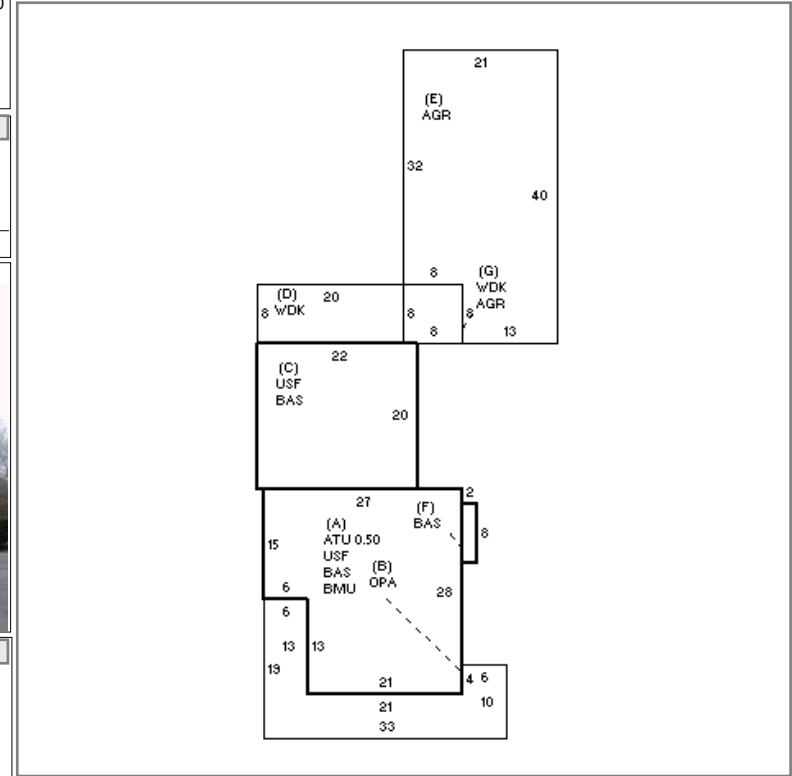


BLDG COMMENTS

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BUILDING	CD	ADJ	DESC	MEASURE	11/29/2022	JD
MODEL	1		RESIDENTIAL	LIST	11/22/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/7/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1891	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	712,594
NET AREA	2,252	DETAIL ADJ	1.236	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	678		58.91	39,939		
\$NLA(RCN)	\$316	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,118	1891	243.96	272,742		
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	339		40.70	13,797		
				ROOF COVER	2	WOOD SHINGLES	1.01	B	OPA	N	OPEN PORCH	300		56.65	16,995		
				FLOOR COVER	24	COMB	1.00	+	BAS	L	BASE AREA	1,134	1891	268.26	304,208		
				INT FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	224		42.24	9,462		
				HEATING/COOLING	2	HOT WATER	1.02	+	AGR	N	ATT GARAGE	840		43.61	36,633		
				FUEL SOURCE	1	OIL	1.00		F31	O	FPL 3S 1OP	1		10,116.70	10,117		

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

EFF.YR/AGE	1971 / 51
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$484,600