

Key: 8076

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.774

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
TOPPAN PETER C & NANCY S TRS 26 CLAPP RD SCITUATE, MA 02066				25-5-2-0				26 CLAPP RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
TOPPAN PETER C & NANCY S				02/12/2020	F	100		52340-243			
TOPPAN PETER C & NANCY C				08/24/2010	F	1		38884-111			
TOPPAN PETER C & NANCY S				01/01/1975	QS	4001-180					

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 %
91-555	10/24/1991	3	ALTERATIONS				100 100

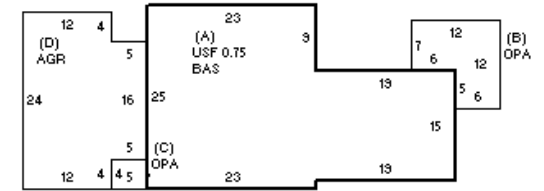
LAND

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	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	0.004	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	70

TOTAL	40,191 SF	ZONING	W. SCITUATE	FRNT	298	ASSESSED	CURRENT	PREVIOUS
Ngh		NOTE				LAND	343,500	312,300
Infl1	FACTOR 100					BUILDING	251,000	226,400
Infl2	PHY 100					DETACHED	200	200
						OTHER	0	0
						TOTAL	594,700	538,900

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		20	17.03	200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/4/2011	PL
MODEL	1		RESIDENTIAL	LIST	5/4/2011	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/3/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	363,729
NET AREA	1,505	DETAIL ADJ	1.065	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	860	1954	227.65	195,775	CONDITION ELEM	CD
\$NLA(RCN)	\$242	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	645	1954	207.02	133,527		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	134		51.50	6,901	EXTERIOR	
STORIES	1.75	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	D	AGR	N	ATT GARAGE	368		48.07	17,689	INTERIOR	
ROOMS	5	1.00		FLOOR COVER	14	COMB	1.00	F11	O	FPL 1S 1OP	1		7,281.00	7,281	KITCHEN		
BEDROOMS	3	1.00		INT FINISH	1	PLASTER	1.00								BATHS		
BATHROOMS	1	1.00		HEATING/COOLING	2	HOT WATER	1.02								HEAT		
# 1/2 BATHS	0	1.00		FUEL SOURCE	99	N/A	1.00								ELECT		
TOT FIXTURES	3	\$2,556															
# UNITS	1	1.00															
																EFF.YR/AGE	1972 / 50
																COND	31 31 %
																FUNC	0
																ECON	0
																DEPR	31 % GD 69
																RCNLD	\$251,000