

Key: 8276

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.893

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION     |  |  |  |
|--|--|--|--|------------|----|------------|--------------|--------------|--|--|--|
| ZAREMBA CHRISTINE TOTO<br>435 CLAPP ROAD<br>SCITUATE, MA 02066 |  |  |  | 17-4-54-0  |    |            |              | 435 CLAPP RD |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |              |  |  |  |
| ZAREMBA CHRISTINE TOTO   |  |  |  | 10/29/1992 | QS | 147,000    | 11377-159    |              |  |  |  |
| COHASSET SAVINGS BANK  |  |  |  | 07/03/1992 | QS | 214,241    | 11097-35     |              |  |  |  |
| ROBINSON C J TRUSTEE   |  |  |  | 11/30/1899 | XX | 6481-50    |              |              |  |  |  |

| 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    | %   |
| 09-573 | 12/02/2009 | 2             | ADDITIONS   | 2,000  | 06/23/2010 | SJ | 100    | 100 |
| 98-256 | 06/09/1998 | 7             | OTHERS      |        |            |    | 100    | 100 |
| 95-585 | 10/06/1995 | 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 | 0.005    | WS 1.00 | 100  | 1.00 | 16,830   | 1.00 | 100  | 1.00 | R03 | 0.85       | 80        |

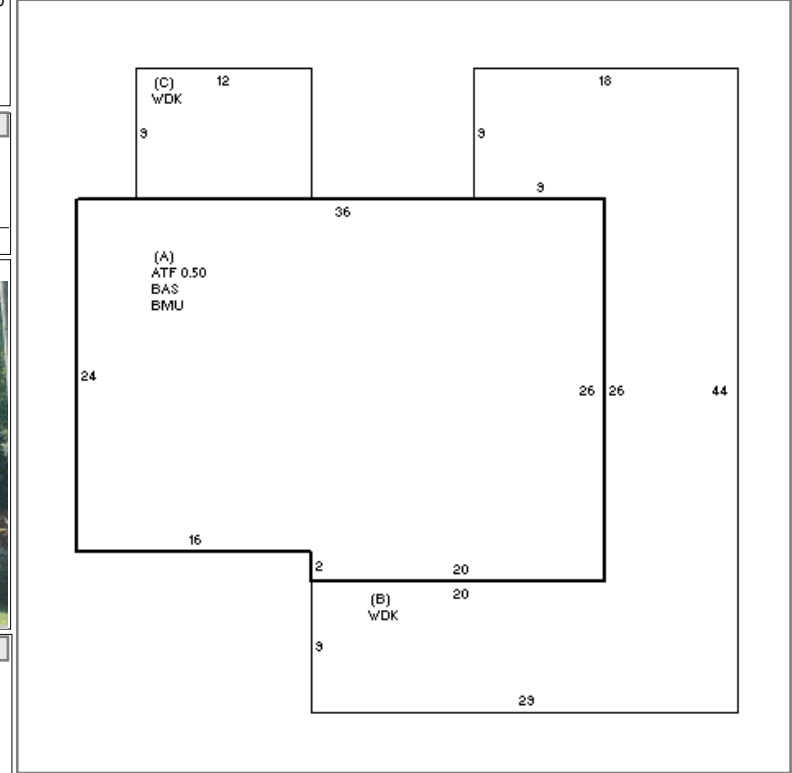
| TOTAL        | 40,225 SF  | ZONING | W. SCITUATE | FRNT    | 228     | ASSESSED       | CURRENT        | PREVIOUS |
|--------------|------------|--------|-------------|---------|---------|----------------|----------------|----------|
| Ngh          |            | NOTE   |             | LAND    |         | 343,500        | 312,300        |          |
| Inf1         | FACTOR 100 |        | BUILDING    | 285,100 | 257,100 |                |                |          |
| Inf2         | PHY 100    |        | DETACHED    | 1,200   | 1,100   |                |                |          |
|              |            |        | OTHER       | 0       | 0       |                |                |          |
| <b>TOTAL</b> |            |        |             |         |         | <b>629,800</b> | <b>570,500</b> |          |

| TY  | QUAL | COND | DIM/NOTE | YB   | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|------|-------|-----------|-------|
| SHF | A    | 1.00 | 20 0.80  | 1998 | 100   | 14.74     | 1,200 |



| BUILDING | CD | ADJ  | DESC              | MEASURE | 4/1/2009 | PL  |
|----------|----|------|-------------------|---------|----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 4/1/2009 | 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%] |         |          |     |

| YEAR BLT   | 1986  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA   | 1,356 | DETAIL ADJ | 1.122 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 904   |      | 48.58     | 43,919  |
| \$NLA(RCN) | \$280 | OVERALL    | 1.000 | EXT COVER       | 1  | WD SHINGLES    | 1.00 | A | BAS | L | BASE AREA       | 904   | 1986 | 245.98    | 222,364 |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | A | ATF | L | ATTIC FINISH    | 452   | 1986 | 158.93    | 71,836  |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | + | WDK | N | WOOD DECK       | 765   |      | 38.40     | 29,376  |
|            |       |            |       | FLOOR COVER     | 13 | COMB           | 1.00 |   | F11 | O | FPL 1S 10P      | 1     |      | 7,281.00  | 7,281   |
|            |       |            |       | INT FINISH      | 2  | DRYWALL        | 1.00 |   |     |   |                 |       |      |           |         |
|            |       |            |       | HEATING/COOLING | 2  | HOT WATER      | 1.02 |   |     |   |                 |       |      |           |         |
|            |       |            |       | FUEL SOURCE     | 99 | N/A            | 1.00 |   |     |   |                 |       |      |           |         |



| CAPACITY     | UNITS | ADJ     |
|--------------|-------|---------|
| STORIES      | 1.5   | 1.00    |
| ROOMS        | 6     | 1.00    |
| BEDROOMS     | 2     | 1.00    |
| BATHROOMS    | 2     | 1.00    |
| # 1/2 BATHS  | 0     | 1.00    |
| TOT FIXTURES | 6     | \$5,386 |
| # UNITS      | 1     | 1.00    |

|                |            |
|----------------|------------|
| TOTAL RCN      | 380,162    |
| CONDITION ELEM | CD         |
| EXTERIOR       |            |
| INTERIOR       |            |
| KITCHEN        |            |
| BATHS          |            |
| HEAT           |            |
| ELECT          |            |
| EFF.YR/AGE     | 1990 / 32  |
| COND           | 25 25 %    |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 25 % GD 75 |
| RCNLD          | \$285,100  |