

Key: 1627

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.568

LEGAL

LAND

DETACHED

BUILDING

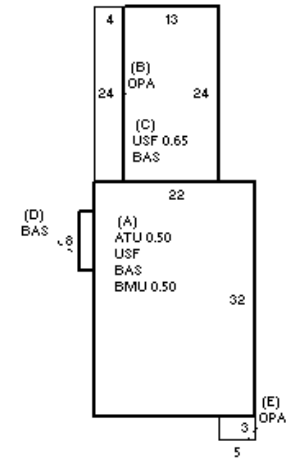
CURRENT OWNER				PARCEL ID				LOCATION			
VERZONE RICHARD JR & DANIELLE				19-2-6-0				118 BOOTH HILL RD			
118 BOOTH HILL ROAD SCITUATE, MA 02066				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
				VERZONE RICHARD JR & DANIELLE		09/06/1996	QS	232,000	14638-331		
				HAZEL MARK J & ELLEN M		08/31/1988	QS	195,000	8682-317		
				STITT DONALD A AND BARBAR		01/01/1969	XX		3492-601		

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 %
21-642	06/17/2021	3	ALTERATIONS	56,800	06/14/2022	JD	100 100
14-624	09/23/2014	3	ALTERATIONS	18,300	07/06/2015	SJ	100 100
		7	OTHERS		06/07/2005		100 100
95-311	06/08/1995	3	ALTERATIONS				100 100
90-201	04/01/1990	7	OTHERS				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,800	WS 1.00	100	1.00	374,000	2.20	100	1.00	R07	0.85	316,970

TOTAL	16,814 SF	ZONING	FRNT	81	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	317,000	288,200
Inf1	FACTOR 100		BUILDING	305,100	271,300		
Inf2	PHY 100		DETACHED	17,900	17,000		
			OTHER	0	0		
					TOTAL	640,000	576,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	A	1.00	40 0.60 1S/L 1.5S 24		672	32.88	13,300
ASH	A	1.00	30 0.70 ATTCHD 12X2		312	6.18	1,300
ASH	A	1.00	30 0.70 12X14		168	6.91	800
PTD	A	1.00	30 0.70 12X20		240	8.30	1,400
SHF	A	1.00	30 0.70 9X12		108	14.37	1,100



BUILDING	CD	ADJ	DESC	MEASURE	6/14/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/14/2022	EST
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	3/21/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1844	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	476,755		
NET AREA	1,939	DETAIL ADJ	1.150	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	352		63.15	22,229	CONDITION ELEM	CD		
\$NLA(RCN)	\$246	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	907	1844	212.08	192,354	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	352		37.00	13,024	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	111		51.50	5,717	KITCHEN	A		
				FLOOR COVER	24	COMB	1.00	+	BAS	L	BASE AREA	1,032	1844	233.21	240,671	BATHS	A		
				INT FINISH	1	PLASTER	1.00									HEAT	A		
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1968 / 54
																		COND	36 36%
																		FUNC	0
																		ECON	0
																		DEPR	36 % GD 64
																		RCNLD	\$305,100