

Key: 1629

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.570

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
VERINA NICHOLAS A JR & ERIN M 108 BOOTH HILL RD SCITUATE, MA 02066				19-2-10-0				108 BOOTH HILL RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
VERINA NICHOLAS A JR & ER				12/29/2015	QS	438,000	(122895)					
KOSTEK MICHAEL J & TARA L				06/24/2009	QS	390,000	(651394)					
CAHILL ANNE H				04/27/1998	F	1	(93188)					

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	%
22-0675	06/27/2022	3	ALTERATIONS	46,500	11/29/2022	JD	100	100

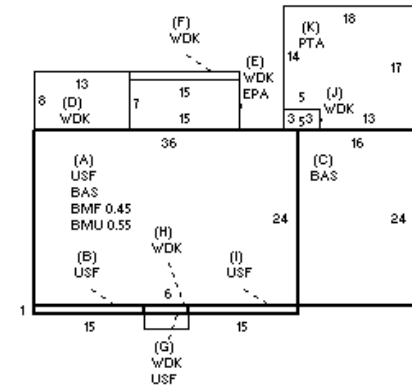
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,051	WS 1.00	100	1.00	100	1.00		R07	0.85		307,100

TOTAL	10,062 SF	ZONING	W. SCITUATE	FRNT	185	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE		LAND	307,100	279,200		
Inf1	FACTOR 100		BUILDING	350,300	236,000			
Inf2	PHY 100		DETACHED	1,100	400			
			OTHER	0	0			
				TOTAL	658,500	515,600		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 8X12		96	14.95	1,100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/29/2022	JD
MODEL	1		RESIDENTIAL	LIST	11/29/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/21/2011	KT
QUALITY	A	1.00	AVERAGE [100%]	OTHER FIX=SINK		
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

OTHER FIX=SINK

LOADING

YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	500,366	
NET AREA	2,148	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	475		49.26	23,397	CONDITION ELEM	CD	
\$NLA(RCN)	\$233	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH-SEP	389		69.15	26,898	EXTERIOR	G	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	900	1955	180.96	162,868	INTERIOR	G
STORIES	2	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,248	1955	199.00	248,346	KITCHEN	G		
ROOMS	9	1.00	FLOOR COVER	24	COMB	1.00	+	WDK	N	WOOD DECK	257		38.40	9,869	BATHS	A		
BEDROOMS	5	1.00	INT FINISH	1	PLASTER	1.00	E	EPA	N	ENCLOSED PORCH	105		90.20	9,471	HEAT	A		
BATHROOMS	2	1.00	HEATING/COOLING	1	FORCED AIR	1.00	K	PTA	N	PATIO	291		14.90	4,336	ELECT	A		
# 1/2 BATHS	0	1.00	FUEL SOURCE	1	OIL	1.00	F21	O	FPL 2S 1OP	1			8,239.00	8,239				
TOT FIXTURES	7	\$5,600					ODS	O	OUT DOOR SHOWER	1			1,342.00	1,342				
# UNITS	1	1.00																
																EFF.YR/AGE	1973 / 49	
																COND	30 30 %	
																FUNC	0	
																ECON	0	
																DEPR	30 % GD 70	
																RCNLD	\$350,300	