

Key: 1633

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.574

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SPEAR ELLSWORTH F JR & TR SPEAR SALLY A 90 BOOTH HILL RD SCITUATE, MA 02066				19-2-18-0				90 BOOTH HILL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
SPEAR ELLSWORTH F JR & TR				01/30/2019	F	100 50768-335					
SPEAR ELLSWORTH F JR &				09/06/1989	QS	169,000 9339-222					
WAKEMAN SAMUEL W TR				05/26/1986	QS	135,000 7060-166					

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 %
23-0617	07/18/2023	3	ALTERATIONS	7,073			0 0
23-0046	01/13/2023	3	ALTERATIONS	14,775	05/22/2023	JD	100 100
12-269	05/08/2012	3	ALTERATIONS	6,000	06/26/2012	SJ	100 100
00-207	05/18/2000	2	ADDITIONS				100 100
		6	CYCL GROWTH				100 100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,000	WS 1.00	100	1.00	100	1.00			R07	0.85	318,560

TOTAL	17,990 SF	ZONING	W. SCITUATE	FRNT	125	ASSESSED	318,600	CURRENT	289,600	PREVIOUS	289,600
Ngh	W. SCITUATE	NOTE	LAND	318,600	289,600						
Infl1	FACTOR 100		BUILDING	291,800	180,900						
Infl2	PHY 100		DETACHED	7,100	6,800						
			OTHER	0	0						
			TOTAL	617,500	477,300						

DETACHED

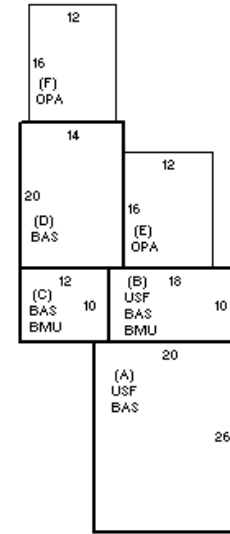
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	L	0.80 50 0.50	1S/L 1.5S		540	26.30	7,100



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/2/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	5/22/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



LAND

YEAR BLT	1860	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	486,257			
NET AREA	1,800	DETAIL ADJ	1.236	FOUNDATION	5	BRICK/STONE	1.00	+	BAS	L	BASE AREA	1,100	1860	254.30	279,725	CONDITION ELEM	CD			
\$NLA(RCN)	\$270	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	700	1860	231.25	161,878	EXTERIOR	A			
				ROOF SHAPE	5	MANSARD	1.00	+	BMU	N	BSMT UNFINISHED	300		63.15	18,945	INTERIOR	F			
				ROOF COVER	2	WOOD SHINGLES	1.01	+	OPA	N	OPEN PORCH	384		51.50	19,776	KITCHEN	A			
				FLOOR COVER	24	COMB	1.00									BATHS	F			
				INT FINISH	1	PLASTER	1.00									HEAT	A			
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	A			
				FUEL SOURCE	1	OIL	1.00													
																		EFF.YR/AGE	1966 / 56	
																		COND	40 40 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	40 % GD	60
																		RCNLD	\$291,800	