

Key: 1635

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.576

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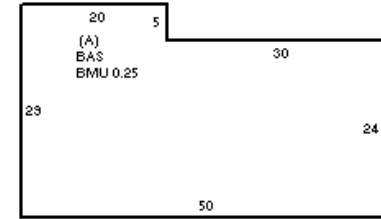
CURRENT OWNER						PARCEL ID				LOCATION					
MULKERN SEAN K & VIRGINIA M 76 BOOTH HILL RD SCITUATE, MA 02066						19-2-20-0				76 BOOTH HILL RD					
						TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
						MULKERN SEAN K & VIRGINIA MERRITT CHRISTOPHER MERRITT MERRILL A & ANNE				03/30/2007 07/26/2000 01/01/1949	V F XX	308,700	34315-301 18726-128 2026-168		
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	29,821	WS 1.00	100	1.00	374,000	1.30	100	1.00	R07	0.85	332,490			

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	%
23-0177	03/02/2023	3	ALTERATIONS	25,175	07/12/2023	JD	100	100
19-867	11/20/2019	2	ADDITIONS	31,000	05/07/2020	JD	100	10
19-867	11/20/2019	2	ADDITIONS	31,000	06/14/2022	JD	100	100
14-466	07/13/2014	3	ALTERATIONS	4,000	07/06/2015	SJ	100	100
99-174	05/03/1999	3	ALTERATIONS				100	100

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TOTAL	29,839 SF	ZONING	FRNT	359	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	N O T E			LAND	332,500	302,300
Infl1	FACTOR 100		BUILDING	204,500	182,000		
Infl2	PHY 100		DETACHED	9,900	9,500		
			OTHER	0	0		
			TOTAL	546,900	493,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
DGF	-	0.90	40 0.60	12X20	1974	240	49.28	7,100
SHP	-	0.90	30 0.70	7X7		49	15.33	500
PTD	A	1.00	10 0.90	18X18		324	7.78	2,300



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BUILDING	CD	ADJ	DESC	MEASURE	5/7/2020	JD
MODEL	1		RESIDENTIAL	LIST	5/7/2020	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	7/12/2023	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1938	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	309,845																								
NET AREA	1,300	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	325		69.47	22,576																										
\$NLA(RCN)	\$238	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,300	1938	211.29	274,681																										
				ROOF SHAPE	1	GABLE	1.00		F11	O	FPL 1S 1OP	1		8,009.10	8,009																										
				ROOF COVER	1	ASPH SHINGLES	1.00																																		
				FLOOR COVER	24	COMB	1.00																																		
				INT FINISH	2	DRYWALL	1.00																																		
				HEATING/COOLING	2	HOT WATER	1.02																																		
				FUEL SOURCE	1	OIL	1.00																																		
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