

Key: 165

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 147

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SINDONE MARIO 49 BOOTH HILL RD SCITUATE, MA 02066				12-3-11-0				757 COUNTRY WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SINDONE MARIO				02/03/1997	QS		14949-234				
LOEWEN EASTERN MA HOLDING				10/16/1992	XX		11340-38				
GAFFEY DAVID J & EDWARD J				10/16/1992	XX		11340-40				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	70	MULTI-USE COM				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
17-726	11/09/2017	3	ALTERATIONS	15,850	02/26/2018	JD	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	39,475	C04 1.00	100	100 1.00	341,615	1.07	100 1.00	C04	0.85		330,290

TOTAL	39,465 SF	ZONING	C/W 13	FRNT	421	ASSESSED	CURRENT	PREVIOUS
Ngh	4	N O T E	C/W 13	LAND	330,300	316,100		
Inf1	FACTOR 100			BUILDING	727,000	646,600		
Inf2	PHY 100			DETACHED	48,200	45,400		
				OTHER	32,600	31,100		
				<b>TOTAL</b>	<b>1,138,100</b>	<b>1,039,200</b>		

DETACHED

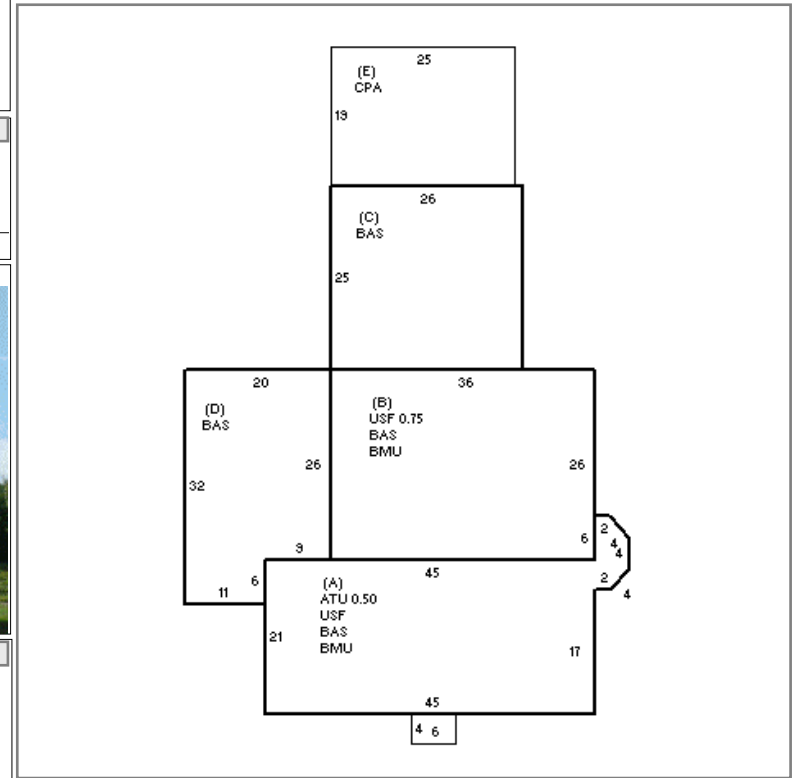
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		25,000	3.40	42,500
SHF	V	1.50	50 0.50	2SFR-	576	16.01	4,600
S/V	A	1.00	SV 1.00	2-SHEDS	1,000	1.10	1,100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/20/2021	PJK
MODEL	1		RESIDENTIAL	LIST	5/5/2011	DF
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	2/26/2018	DF
QUALITY	-	0.90	LOW +/- AVG - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
1ST OFFICES  
HATHERLY CTRY CLUB ETC  
2ND 2 APTS



YEAR BLT	1810	SIZE ADJ	1.000
NET AREA	4,842	DETAIL ADJ	1.285
\$NLA(RCN)	\$228	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	13	1.00	
BEDROOMS	0	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	2	1.00	
TOT FIXTURES	10	\$9,252	
# UNITS	3	1.03	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	5	BRICK/STONE	1.00	+	BMU	N	BSMT UNFINISHED	1,920		36.64	70,349
EXT COVER	3	ALUMINUM	1.00	+	USF	L	UPPER STORY FIN	1,686	1810	189.11	318,841
ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	492		33.30	16,384
ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	3,156	1810	207.95	656,300
FLOOR COVER	3	W/W CARPET	1.00	E	CPA	N	CAR PORT	475		17.32	8,228
INT FINISH	2	DRYWALL	1.00	F	OPA	N	OPEN PORCH	24		46.35	1,112
HEATING/COOLING	11	HW/COOL AIR	1.04	FPL	O		FIREPLACE	2		7,031.25	14,063
FUEL SOURCE	1	OIL	1.00	FPL	O		FIREPLACE	1		7,031.70	7,032

TOTAL RCN	1,101,560
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1970 / 52
COND	34 34 %
FUNC	0
ECON	0
DEPR	34 % GD 66
RCNLD	\$727,000

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TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	70	MULTI-USE COM				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	32,600	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BLDG COMMENTS
ACCESS NEW ENGLAND

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/20/2021	PJK
MODEL	5		CIM-5	LIST	12/20/2021	EST
STYLE	53	0.39	STORAGE [77%]	REVIEW	3/13/2011	DF
QUALITY	M	0.62	MINIMAL [77%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	860	DETAIL ADJ	0.336	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	440	1950	65.73	28,923
\$NLA(RCN)	\$56	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	A	ATF	L	ATTIC	220	1950	26.53	5,837
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	200	1950	65.74	13,147
				ROOF COVER	1	ASPH/CMP SHIN	1.00								
				FLOOR COVER	9	CONCRETE	0.95								
				INT. FINISH	6	MINIMUM	0.95								
				HEATING/COOL	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	47,907
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1981 / 41
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$32,600

(B)	20
BAS	
10	
(A)	20
ATF 0.50	
BAS	
22	