

Key: 1654

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.596

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
DECOSTA DAWN M & STEPHANIE M NICHOLS 101 BOOTH HILL RD SCITUATE, MA 02066				19-1-5-0				101 BOOTH HILL RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				DECOSTA DAWN M & MARCHIONE JAMES				08/08/2017	QS	419,000	48771-210	
				FEDERAL NATIONAL				10/04/2016	S	134,000	47555-142	
								07/14/2014	L	275,000	44524-344	

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	%
17-22	01/17/2017	3	ALTERATIONS	114,000	06/27/2017	SJ	100	100

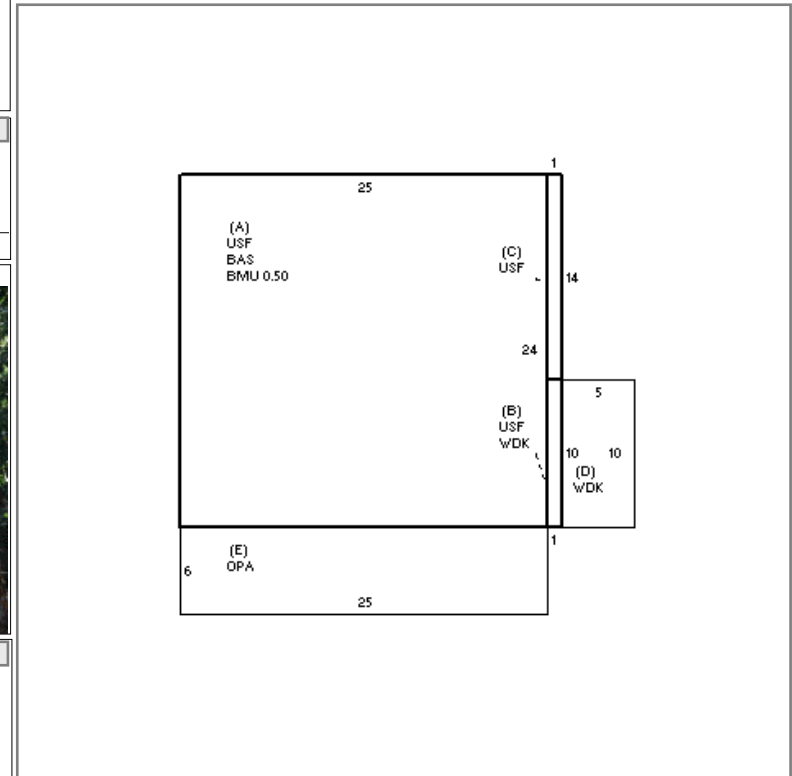
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	3,786	WS 1.00	100	100	374,000	9.04	100	1.00	R07	0.85	293,700

TOTAL	3,790 SF	ZONING	FRNT	56	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	N	FY/03 CL41C 500.00 #513 & 514. FY/03 CL41A 1830.93		LAND	293,700	267,000
Infl1	FACTOR 100	O	#515. . .FY/05CL41A 100%,#413CL41C \$500 #412 CPF		BUILDING	325,700	289,600
Infl2	PHY 100	T	#414 FY/06 CL 41C 500 #382,383 CL41A 100%		DETACHED	0	0
		E			OTHER	0	0
					TOTAL	619,400	556,600

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/17/2010	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/21/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

G

YEAR BLT	1916	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	361,862		
NET AREA	1,224	DETAIL ADJ	1.224	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	300		63.15	18,945	CONDITION ELEM	CD		
\$NLA(RCN)	\$296	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	600	1916	275.57	165,339	EXTERIOR	V		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	60		38.40	2,304	INTERIOR	V		
				ROOF COVER	1	ASP SHINGLES	1.00	+	USF	L	UPPER STORY FIN	624	1916	250.60	156,372	KITCHEN	V		
				FLOOR COVER	1	HARDWOOD	1.00	E	OPA	N	OPEN PORCH	150		51.50	7,725	BATHS	V		
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	HEAT	U		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	U		
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	2012 / 10
																		COND	10 10 %
																		FUNC	0
																		ECON	0
																		DEPR	10 % GD 90
																		RCNLD	\$325,700