

Key: 1684

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.626

LEGAL

LAND

DETACHED


BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
COONEY MICHAEL D & ELAINE 185 BOOTH HILL ROAD SCITUATE, MA 02066				24-1-6-0				185 BOOTH HILL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COONEY MICHAEL D & ELAINE				10/30/2001	P	175,000	20797-309				
HOLCOMB NORMA C				01/01/1976	QS		4106-713				
HOLCOMB ALBERT W AND NORM				01/01/1953	XX		2222-419				

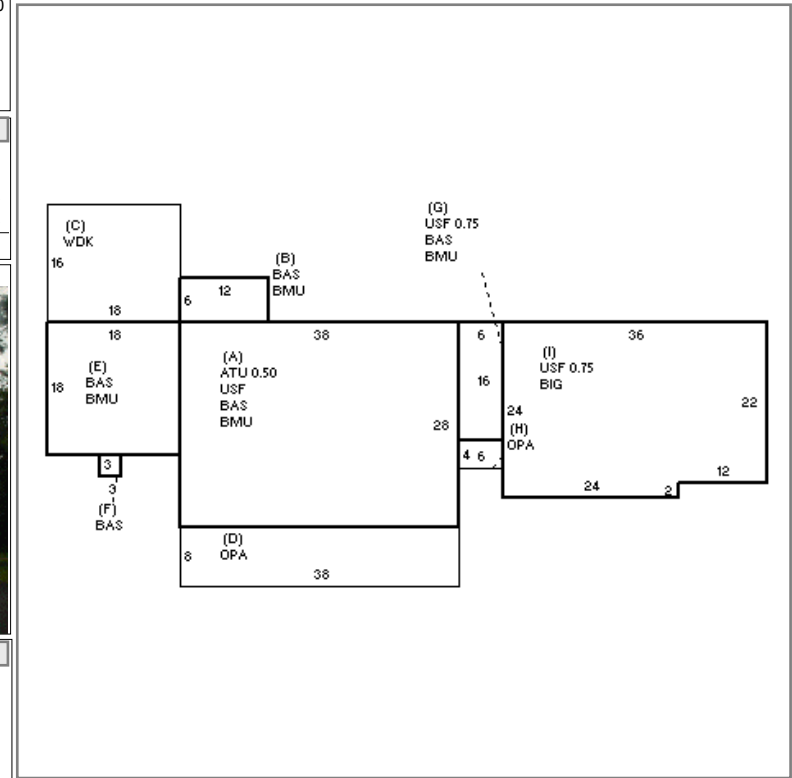
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
02-038	01/24/2002	1	NEW CONST				100	100
01-685	12/03/2001	1	NEW CONST				100	100
		2	ADDITIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R07	0.85	343,430
300	A	0.812	WS 1.00	100	1.00	16,830	1.00	100	1.00	R07	0.85	13,670

TOTAL	1.730 Acres	ZONING	FRNT	86	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	357,100	325,300
Inf1	FACTOR 100		BUILDING	674,300	632,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	1,031,400	958,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	09/11/2003
									

BUILDING	CD	ADJ	DESC	MEASURE	4/8/2009	PL	BLDG COMMENTS									
MODEL	1		RESIDENTIAL	LIST			OTHER FIX=SHOWER									
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/21/2011	KT	FY12 QUALITY CHANGE FROM VG TO AVG+ PER FIELD REVIEW.									
QUALITY	+	1.10	AVG +/GOOD - [100%]													
FRAME	1	1.00	WOOD FRAME [100%]													



YEAR BLT	2002	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	842,838
NET AREA	3,331	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,556		46.59	72,491		
\$NLA(RCN)	\$253	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,766	2002	190.57	336,542		
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	532		40.70	21,652		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	288		42.24	12,165		
				FLOOR COVER	99	N/A	1.00	+	OPA	N	OPEN PORCH	328		56.65	18,581		
				INT FINISH	99	N/A	1.00	+	BAS	L	BASE AREA	1,565	2002	209.55	327,953		
				HEATING/COOLING	2	HOT WATER	1.02	I	BIG	N	BUILT-IN GARAGE	840		44.48	37,366		
				FUEL SOURCE	99	N/A	1.00		F11	O	FPL 1S 1OP	1		8,009.10	8,009		

CONDITION ELEM	CD	TOTAL RCN
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE		2002 / 20
COND	18 18 %	
FUNC	0	
ECON	0	
DEPR	20 % GD	80
RCNLD		\$674,300