

Key: 1685

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.627

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|--|--|------------|----|-------------------|--------------|
| NEWKIRK SCOTT & HENDRICKSON STACEY PO BOX 12 NO SCITUATE, MA 02060 | | 24-1-7-B | | 199 BOOTH HILL RD | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| NEWKIRK SCOTT & HOLCOMB NORMA C | | 06/02/1993 | F | 100 | 11910-145 |
| HOLCOMB ALBERT W AND NORM | | 01/01/1976 | XX | | 4106-714 |
| | | 01/01/1962 | XX | | 2843-179 |

| 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 | % |
| 93-411 | 07/15/1993 | 1 | NEW CONST | | | | 100 | 100 |

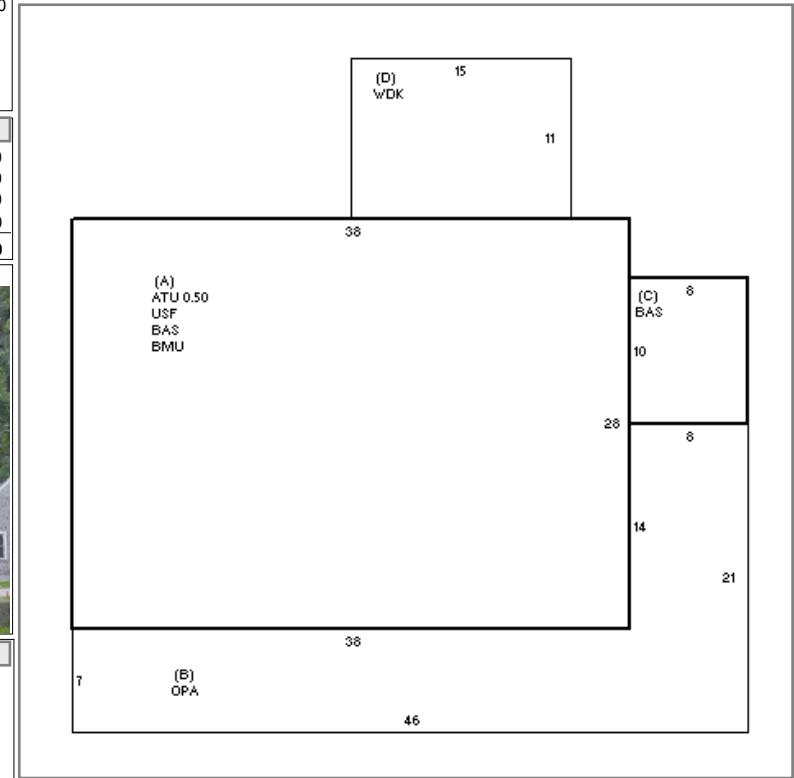
| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|-------|-------|----------|------|-------|------|-----|------------|-----------|
| 100 | S | 40,000 | WS 1.00 | 100 | 1.00 | 374,000 | 1.00 | 100 | 1.00 | R07 | 0.85 | 343,430 |
| 300 | A | 2,012 | WS 1.00 | 100 | 1.00 | 16,830 | 1.00 | 100 | 1.00 | R07 | 0.85 | 33,860 |

| TOTAL | ZONING | FRNT | ASSESSED | CURRENT | PREVIOUS |
|-------------|----------------------|------|----------------------|----------------|----------------|
| 2.930 Acres | REMOVED INFL3 (FY12) | 175 | LAND 377,300 | 377,300 | 344,700 |
| | | | BUILDING 469,000 | 469,000 | 434,100 |
| | | | DETACHED 20,400 | 20,400 | 19,400 |
| | | | OTHER 0 | 0 | 0 |
| | | | TOTAL 866,700 | 866,700 | 798,200 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|--------------|-------------|------|-------|-----------|--------|
| GFU | - | 0.90 20 0.80 | GARAGE/LOFT | 1994 | 576 | 44.27 | 20,400 |



BLDG COMMENTS
FY12 QUALITY CHANGE FROM GD TO AVG+ PER FIELD REVIEW.



| BUILDING | CD | ADJ | DESC | MEASURE | 5/10/2011 | PL |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 5/10/2011 | EST |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 3/21/2011 | KT |
| QUALITY | + | 1.10 | AVG +/GOOD - [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1994 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 593,721 | |
|----------------------|-------|------------|---------|-----------------|------------|----------------|-------|------|-----|-----|-----------------|-----------|------|-----------|---------|-------------------|---------|--|
| NET AREA | 2,208 | DETAIL ADJ | 1.020 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 1,064 | | 50.99 | 54,251 | CONDITION ELEM CD | | |
| \$NLA(RCN) | \$269 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | USF | L | UPPER STORY FIN | 1,064 | 1994 | 201.97 | 214,893 | | | |
| CAPACITY | | | UNITS | ADJ | ROOF SHAPE | 1 | GABLE | 1.00 | A | ATU | N | ATTIC UNF | | 40.70 | 21,652 | | | |
| STORIES | 2.5 | | 1.00 | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | B | OPA | N | OPEN PORCH | 434 | | 56.65 | 24,586 | | | |
| ROOMS | 7 | | 1.00 | FLOOR COVER | 99 | N/A | 1.00 | + | BAS | L | BASE AREA | 1,144 | 1994 | 222.09 | 254,071 | | | |
| BEDROOMS | 4 | | 1.00 | INT FINISH | 99 | N/A | 1.00 | D | WDK | N | WOOD DECK | 165 | | 42.24 | 6,970 | | | |
| BATHROOMS | 2 | | 1.00 | HEATING/COOLING | 2 | HOT WATER | 1.02 | F31 | O | O | FPL 3S 1OP | 1 | | 10,116.70 | 10,117 | | | |
| # 1/2 BATHS | 1 | | 1.00 | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | | | | |
| TOT FIXTURES | 8 | | \$7,181 | | | | | | | | | | | | | | | |
| # UNITS | 1 | | 1.00 | | | | | | | | | | | | | | | |
| EFF.YR/AGE 2000 / 22 | | | | | | | | | | | | | | | | | | |
| COND 20 20 % | | | | | | | | | | | | | | | | | | |
| FUNC 0 | | | | | | | | | | | | | | | | | | |
| ECON 0 | | | | | | | | | | | | | | | | | | |
| DEPR 21 % GD 79 | | | | | | | | | | | | | | | | | | |
| RCNLD \$469,000 | | | | | | | | | | | | | | | | | | |