

Key: 172

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 154

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
HERSHISER CARL M & GROCER JENNIFER A 35 BOOTH HILL RD SCITUATE, MA 02066				12-3-18-F				35 BOOTH HILL RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
HERSHISER CARL M & TEWFIK GHATTAS I & TEWFIK GHATTAS I TR &				08/31/2022	QS	1,381,418	57191-210					
				07/08/2021	F	100	55278-173					
				11/08/2019	F	100	51918-135					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	100	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	0.013	NS 1.00	100	100	16,830	1.00	100	1.00	R03	0.85	220

TOTAL	40,584 SF	ZONING	FRNT	223	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	343,700	330,800
Inf1	FACTOR 100		BUILDING	1,067,500	927,900		
Inf2	PHY 100		DETACHED	21,000	20,000		
			OTHER	0	0		
			TOTAL	1,432,200	1,278,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	20 0.80 20X30		600	43.80	21,000



BLDG COMMENTS

OTHER FIX=SHOWER & WATER CLOSET
MLS

BUILDING	CD	ADJ	DESC	MEASURE	5/26/2022	JD
MODEL	1		RESIDENTIAL	LIST	5/26/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	9/26/2022	JD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1905	SIZE ADJ	1.000
NET AREA	4,184	DETAIL ADJ	1.248
\$NLA(RCN)	\$331	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	13	\$18,171
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,323		61.42	81,253
+	USF	L	UPPER STORY FIN	1,707	1905	289.39	493,983
A	ATF	L	ATTIC FINISH	554	1905	205.61	113,905
+	BAS	L	BASE AREA	1,707	1905	318.22	543,201
+	OPA	N	OPEN PORCH	155		72.10	11,176
E	WDK	N	WOOD DECK	105		53.76	5,645
F	BAS	L	BASE AREA	216	2003	318.22	68,736
H	PTA	N	PATIO	432		20.86	9,012
	F31	O	FPL 3S 1OP	1		12,875.80	12,876
	F32	O	FPL 3S 2OP	1		17,435.60	17,436
	FPL	O	FIREPLACE	1		10,938.20	10,938

TOTAL RCN	1,386,332
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	1994 / 28
COND	24 24 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$1,067,500

