

Key: 173

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 155

LEGAL LAND


CURRENT OWNER		PARCEL ID				LOCATION						
SINDONE MARIO 49 BOOTH HILL RD SCITUATE, MA 02066		19-3-1-0				49 BOOTH HILL RD						
		TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)			
		SINDONE MARIO				10/10/2008	U	225,000	36434-204			
AMELANG TODD D				10/10/2008	F		36434-202					
AMELANG TODD D & COMEAU C				03/10/2005	G	450,000	30129-285					
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	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	0.312	NS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	5,250

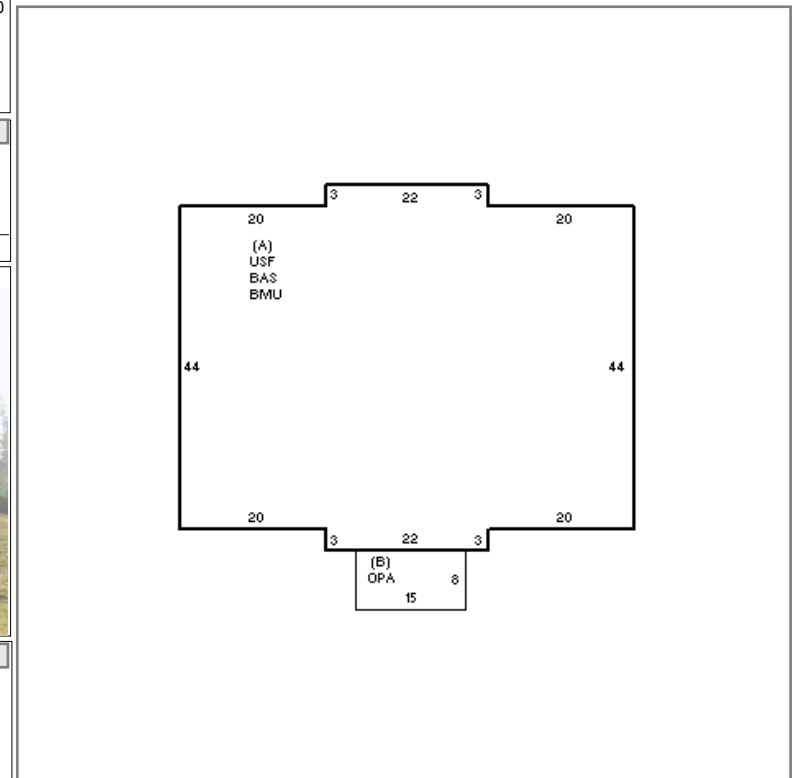
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
12-066	12/31/2012	1	NEW CONST	660,000	06/16/2016	SJ	100	95
1-066	12/31/2012	1	NEW CONST	660,000	06/27/2017	SJ	100	95
12-066	12/31/2012	1	NEW CONST	660,000	08/16/2018	JD	100	95
12-066	02/13/2012	1	NEW CONST	660,000	06/25/2014	MR	100	90
12-066	02/13/2012	1	NEW CONST	660,000	06/25/2014	MR	100	90

LEGAL LAND

TOTAL	1.230 Acres	ZONING	FRNT	132	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NO O T E	IN M12. . . .		LAND	348,700	335,900
Inf1	FACTOR 100		BUILDING	1,231,600	1,155,600		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	1,580,300	1,491,500		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/09/2020
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/9/2020	JD	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	3/9/2020	EST	XTRA SHOWER
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/16/2018	JD	
QUALITY	G	1.20	GOOD [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

BUILDING

YEAR BLT	2012	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,368,406	
NET AREA	5,720	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	2,860		46.07	131,772			
\$NLA(RCN)	\$239	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	2,860	2012	219.38	627,433			
				ROOF SHAPE	2	HIP	1.00	A	USF	L	UPPER STORY FIN	2,860	2012	199.50	570,583			
				ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	120		61.80	7,416			
				FLOOR COVER	12	COMB	1.00	BMG	O	BSMT GARAGE	3		2,988.80	8,966				
				INT FINISH	2	DRYWALL	1.00	GFP	O	GAS FIREPLACE	2		6,667.80	13,336				
				HEATING/COOLING	9	WARM/COOL AIR	1.03											
				FUEL SOURCE	2	GAS	1.00											
CAPACITY		UNITS	ADJ															
STORIES		2	1.00															
ROOMS		8	1.00															
BEDROOMS		3	1.00															
BATHROOMS		2	1.00															
# 1/2 BATHS		1	1.00															
TOT FIXTURES		9	\$8,899															
# UNITS		1	1.00															
																CONDITION ELEM	CD	
																EXTERIOR	A	
																INTERIOR	A	
																KITCHEN	A	
																BATHS	A	
																HEAT	A	
																ELECT	A	
																EFF.YR/AGE	2012 / 10	
																COND	10 10 %	
																FUNC	0	
																ECON	0	
																DEPR	10 % GD 90	
																RCNLD	\$1,231,600	