Key: 178

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 160

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FRYLING PETER & MARYANN 62-R BOOTH HILL RD SCITUATE, MA 02066	12-1-1-R	62-REAR BOOTH HILL RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FRYLING PETER & MARYANN	01/01/1983	F	1	5321-409
FRYLING OWEN W & ELLEN R	01/01/1946	QS		1888-313

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

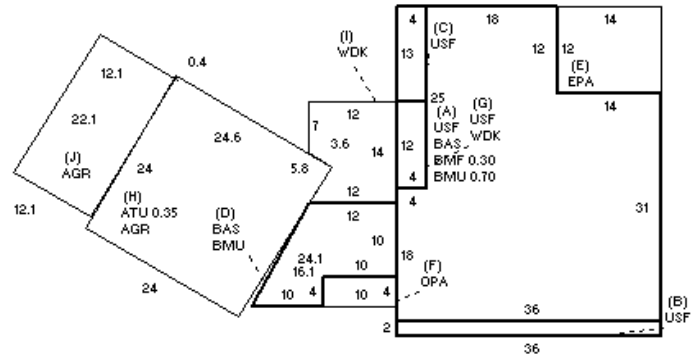
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
10-515	11/04/2010	3	ALTERATIONS	22,000	06/20/2011	SJ	100	100
10-428	09/16/2010	3	ALTERATIONS	20,000	06/20/2011	SJ	100	100
		6	CYCL GROWTH				100	100
		6	CYCL GROWTH				100	100
		5	SPLIT/SUB/LA				100	100

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS	1.00	100	1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85			343,430
300	A	7.832	NS	1.00	100	1.00	100	1.00	3,366	0.66	W20	0.20	R03	0.85			17,310

TOTAL	8.750 Acres	ZONING		FRNT	0
Ngh	NO. SCITUATE	NOTE	. . INFL.3 =. Brook/wetlands.....see map		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	360,700	348,200
BUILDING	572,300	536,200
DETACHED	0	0
OTHER	0	0
TOTAL	**933,000**	**884,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/03/2003

BLDG COMMENTS

OTHER FIX=SINK

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/20/2011	SJ
LIST	6/20/2011	EST
REVIEW	3/4/2011	KT

YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	2,916	DETAIL ADJ	1.020
$NLA(RCN)	$262	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	9	$8,078
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,080		47.19	50,965
A	BMF	N	BSMT FINISH-SEP	384		66.25	25,439
+	BAS	L	BASE AREA	1,464	1983	213.10	311,982
+	USF	L	UPPER STORY FIN	1,452	1983	193.79	281,389
E	EPA	N	ENCLOSED PORCH	168		99.22	16,669
F	OPA	N	OPEN PORCH	40		56.65	2,266
+	WDK	N	WOOD DECK	206		42.24	8,701
+	AGR	N	ATT GARAGE	848		43.51	36,900
H	ATU	N	ATTIC UNF	204		40.70	8,303
	F22	O	FPL 2S 2OP	1		12,435.50	12,436

TOTAL RCN	763,127
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1990 / 32		
COND	25	25 %	
FUNC	0		
ECON	0		
DEPR	25	% GD	75
RCNLD			$572,300