

Key: 181

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 162

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HITT JOHN J & CARRIE C TRS 48 BOOTH HILL RD SCITUATE, MA 02066				12-1-6-0				48 BOOTH HILL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HITT JOHN J & CARRIE C TR				05/01/2020	F	100	52699-83				
HITT JOHN J & CARRIE C				08/08/2001	O	470,000	20333-48				
CORBIN ROBERT J JR & JANE				09/15/1993	QS	200,000	12206-8				

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 %
14-241	05/09/2014	3	ALTERATIONS	10,000	06/25/2014	MR	100 100
09-088	03/23/2009	7	OTHERS	59,000	08/10/2009	SJ	100 100
		3	ALTERATIONS		05/11/2005	SJ	100 100
04-255	05/07/2004	3	ALTERATIONS	8,000	09/27/2004	SJ	100 100
01-504	10/05/2001	3	ALTERATIONS				100 100

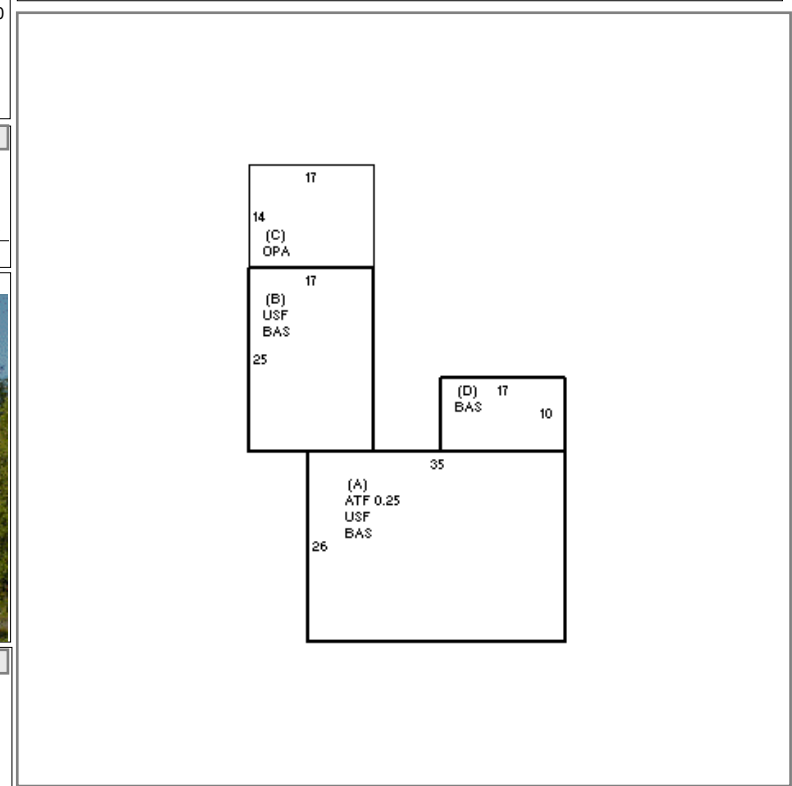
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	1,279	NS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	21,530

TOTAL	2.197 Acres		ZONING	FRNT	267	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE		N O T E	C/W 6R. . .		LAND	365,000	352,500
Inf1	FACTOR 100			BUILDING	354,100	329,300		
Inf2	PHY 100			DETACHED	24,600	23,400		
				OTHER	0	0		
				<b>TOTAL</b>	<b>743,700</b>	<b>705,200</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BBN	A	1.00	10 0.90 30 X 24	2009	720	37.92	24,600



BLDG COMMENTS  
FY12 STYLE CHANGE FROM COL TO ANTIQUE PER FIELD REVIEW.



BUILDING	CD	ADJ	DESC	MEASURE	8/10/2009	SJ							
MODEL	1		RESIDENTIAL	LIST	8/10/2009	EST							
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	7/3/2014	TD							
QUALITY	G	1.20	GOOD [100%]										
FRAME	1	1.00	WOOD FRAME [100%]										

YEAR BLT	1700	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	804,818
NET AREA	3,068	DETAIL ADJ	1.184	FOUNDATION	5	BRICK/STONE	1.00	+	BAS	L	BASE AREA	1,505	1700	268.06	403,426		
\$NLA(RCN)	\$262	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,335	1700	243.77	325,432		
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	228	1700	173.19	39,488		
				ROOF COVER	2	WOOD SHINGLES	1.01	C	OPA	N	OPEN PORCH	238		61.80	14,708		
				FLOOR COVER	99	N/A	1.00		F32	O	FPL 3S 2OP	1		14,944.80	14,945		
				INT FINISH	99	N/A	1.00										
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	99	N/A	1.00										

CAPACITY	UNITS	ADJ	COND	56	% GD	44
STORIES	2.5	1.00	COND	56	% GD	44
ROOMS	11	1.00	FUNC	0		
BEDROOMS	4	1.00	ECON	0		
BATHROOMS	2	1.00	DEPR	56	% GD	44
# 1/2 BATHS	0	1.00				
TOT FIXTURES	6	\$6,820				
# UNITS	1	1.00				

EFF. YR/AGE	1956 / 66
COND	56 56 %
FUNC	0
ECON	0
DEPR	56 % GD 44

RCNLD	\$354,100
RCNLD	\$354,100