

Key: 188

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 169

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CURRENT OWNER				PARCEL ID				LOCATION			
COVENEY ROBIN E 38 BOOTH HILL ROAD SCITUATE, MA 02066				12-1-7-0				38 BOOTH HILL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COVENEY ROBIN E				02/22/1993	L	120,000	(84255)				
PROUTY RUSSELL C & JEAN O				01/01/1984	XX		(C00070308)				
TOTMAN NORMA M AND A WILL				01/01/1974	XX		(C00050783)				

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	%
		7	OTHERS		11/08/2022	JD	100	100

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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	3,292	NS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	55,400

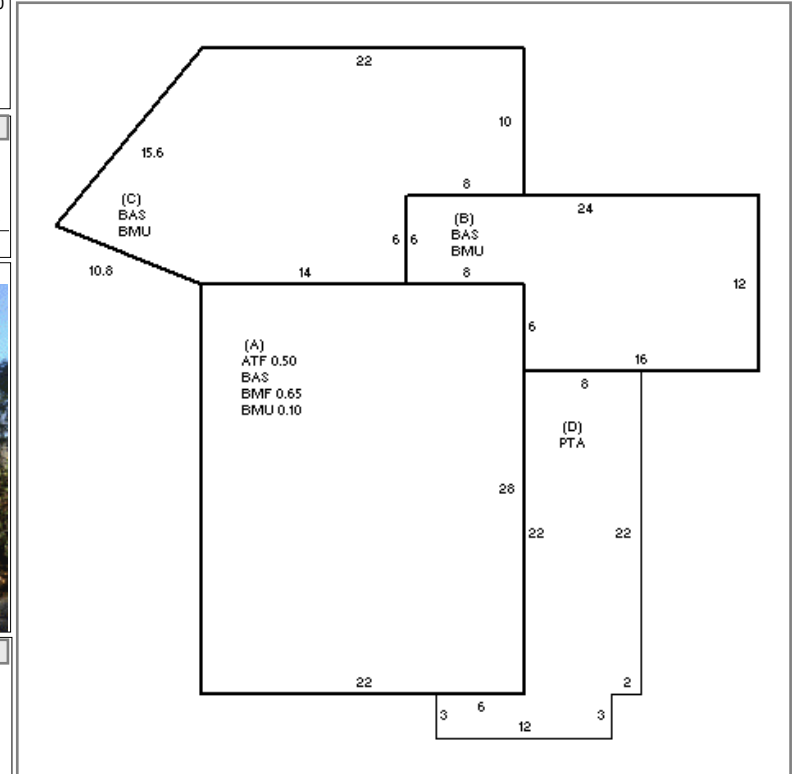
TOTAL	4.210 Acres	ZONING	N . C/W 8 . . .	FRNT	357	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	N O T E		LAND		398,800	386,900	
Inf1	FACTOR 100			BUILDING		196,100	125,200	
Inf2	PHY 100			DETACHED		12,500	14,500	
				OTHER		0	0	
				TOTAL		607,400	526,600	

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BBL	L	0.80 60 0.40	1.5S/B 38X28		1,064	29.34	12,500



BLDG COMMENTS



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BUILDING	CD	ADJ	DESC	MEASURE	11/8/2022	JD
MODEL	1		RESIDENTIAL	LIST	11/8/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/4/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1848	SIZE ADJ	1.000
NET AREA	1,548	DETAIL ADJ	1.224
\$NLA(RCN)	\$288	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1.5	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,938	
# 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	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	686		46.10	31,624
A	BMF	N	BSMT FINISH-SEP	400		64.72	25,886
+	BAS	L	BASE AREA	1,240	1848	259.83	322,183
A	ATF	L	ATTIC FINISH	308	1848	167.88	51,706
D	PTA	N	PATIO	212		14.90	3,159
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	445,735
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	P
KITCHEN	P
BATHS	P
HEAT	A
ELECT	A
EFF.YR/AGE	1956 / 66
COND	56 56 %
FUNC	0
ECON	0
DEPR	56 % GD 44
RCNLD	\$196,100