

Key: 406

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 355

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER                                                     |  |  |  | PARCEL ID  |    |            |              | LOCATION          |  |  |  |
|-------------------------------------------------------------------|--|--|--|------------|----|------------|--------------|-------------------|--|--|--|
| PALAZZETTI JOHN & LISA<br>189 BOOTH HILL RD<br>SCITUATE, MA 02066 |  |  |  | 24-1-4-0   |    |            |              | 189 BOOTH HILL RD |  |  |  |
| TRANSFER HISTORY                                                  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                   |  |  |  |
| PALAZZETTI JOHN & LISA                                            |  |  |  | 09/24/2021 | QS | 899,000    | 55719-271    |                   |  |  |  |
| SAUNDERS EDWARD G & SUSAN                                         |  |  |  | 07/31/2012 | QS | 486,000    | 41729-320    |                   |  |  |  |
| MIELE TODD A                                                      |  |  |  | 08/26/1992 | P  | 75,000     | 11214-184    |                   |  |  |  |

| 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    | %   |
| 99-237 | 05/21/1999 | 7             | OTHERS      |        | 06/14/2022 | JD | 100    | 100 |
|        |            | 6             | CYCL GROWTH |        | 06/15/2006 | SJ | 100    | 100 |
|        |            | 7             | OTHERS      |        | 05/23/2005 |    | 100    | 100 |
|        |            | 3             | ALTERATIONS |        | 07/07/2004 |    | 100    | 100 |
|        |            | 2             | ADDITIONS   |        |            |    | 100    | 100 |

| CD  | T | AC/SF/UN | Ngh     | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3 | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 40,000   | WS 1.00 | 100  | 1.00 | 374,000  | 1.00 | 100  | 1.00 | R07 | 0.85       | 343,430   |
| 300 | A | 0.482    | WS 1.00 | 100  | 1.00 | 16,830   | 1.00 | 100  | 1.00 | R07 | 0.85       | 8,110     |

| TOTAL | 1.400 Acres |  | ZONING           | FRNT         | 52             | ASSESSED       | CURRENT | PREVIOUS |
|-------|-------------|--|------------------|--------------|----------------|----------------|---------|----------|
| Ngh   | W. SCITUATE |  | N<br>O<br>T<br>E | IN M18...    |                | LAND           | 351,500 | 320,000  |
| Inf1  | FACTOR 100  |  |                  | BUILDING     | 557,600        | 495,900        |         |          |
| Inf2  | PHY 100     |  |                  | DETACHED     | 24,000         | 22,900         |         |          |
|       |             |  |                  | OTHER        | 0              | 0              |         |          |
|       |             |  |                  | <b>TOTAL</b> | <b>933,100</b> | <b>838,800</b> |         |          |

| TY  | QUAL | COND | DIM/NOTE             | YB   | UNITS | ADJ PRICE | RCNLD  |
|-----|------|------|----------------------|------|-------|-----------|--------|
| GFU | A    | 1.00 | 40 0.60 GGE/LOFT 36X | 2000 | 864   | 45.00     | 23,300 |
| SHF | A    | 1.00 | 10 0.90 8 X 6        |      | 48    | 17.03     | 700    |

PHOTO 06/14/2022

| BUILDING | CD | ADJ  | DESC                | MEASURE | 6/14/2022 | JD  |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 6/14/2022 | EST |
| STYLE    | 4  | 1.10 | CAPE [100%]         | REVIEW  | 3/7/2011  | KT  |
| QUALITY  | +  | 1.10 | AVG +/GOOD - [100%] |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |     |

| YEAR BLT   | 1992  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 663,763 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|
| NET AREA   | 2,400 | DETAIL ADJ | 1.122 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,536 |      | 46.68     | 71,701  | CONDITION ELEM | CD      |
| \$NLA(RCN) | \$277 | OVERALL    | 1.000 | EXT COVER       | 2  | CLAPBOARD      | 1.00 | + | BAS | L | BASE AREA       | 1,536 | 1992 | 241.18    | 370,448 | EXTERIOR       | G       |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | A | USF | L | UPPER STORY FIN | 864   | 1992 | 219.33    | 189,497 | INTERIOR       | G       |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | C | OPA | N | OPEN PORCH      | 280   |      | 56.65     | 15,862  | KITCHEN        | G       |
|            |       |            |       | FLOOR COVER     | 24 | COMB           | 1.00 | D | WDK | N | WOOD DECK       | 30    |      | 42.24     | 1,267   | BATHS          | G       |
|            |       |            |       | INT FINISH      | 2  | DRYWALL        | 1.00 |   | F21 | O | FPL 2S 1OP      | 1     |      | 9,062.90  | 9,063   | BATHS          | G       |
|            |       |            |       | HEATING/COOLING | 2  | HOT WATER      | 1.02 |   |     |   |                 |       |      |           |         | HEAT           | A       |
|            |       |            |       | FUEL SOURCE     | 2  | GAS            | 1.00 |   |     |   |                 |       |      |           |         | ELECT          | A       |

| CAPACITY     | UNITS | ADJ     |
|--------------|-------|---------|
| STORIES      | 1.75  | 1.00    |
| ROOMS        | 9     | 1.00    |
| BEDROOMS     | 4     | 1.00    |
| BATHROOMS    | 2     | 1.00    |
| # 1/2 BATHS  | 0     | 1.00    |
| TOT FIXTURES | 6     | \$5,925 |
| # UNITS      | 1     | 1.00    |

| EFF. YR/AGE | 2006 / 16 |         |
|-------------|-----------|---------|
| COND        | 16        | 16 %    |
| FUNC        | 0         |         |
| ECON        | 0         |         |
| DEPR        | 16        | % GD 84 |
| RCNLD       | \$557,600 |         |