

Key: 407

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 356

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
PATTERSON JAMES E 193 BOOTH HILL RD SCITUATE, MA 02066				24-1-5-0				193 BOOTH HILL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PATTERSON JAMES E				05/28/1992	QS	195,000	11005-132				
HOLCOMB NORMA C				01/01/1945	XX		1863-178				
HOLCOMB NORMA C					QS		-				

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	%
97-119	03/01/1997	2	ADDITIONS				100	100
94-501	10/01/1994	3	ALTERATIONS				100	100
93-508	09/02/1993	3	ALTERATIONS				100	100
92-595	07/22/1992	3	ALTERATIONS				100	100
89-356	07/01/1989	3	ALTERATIONS				100	100

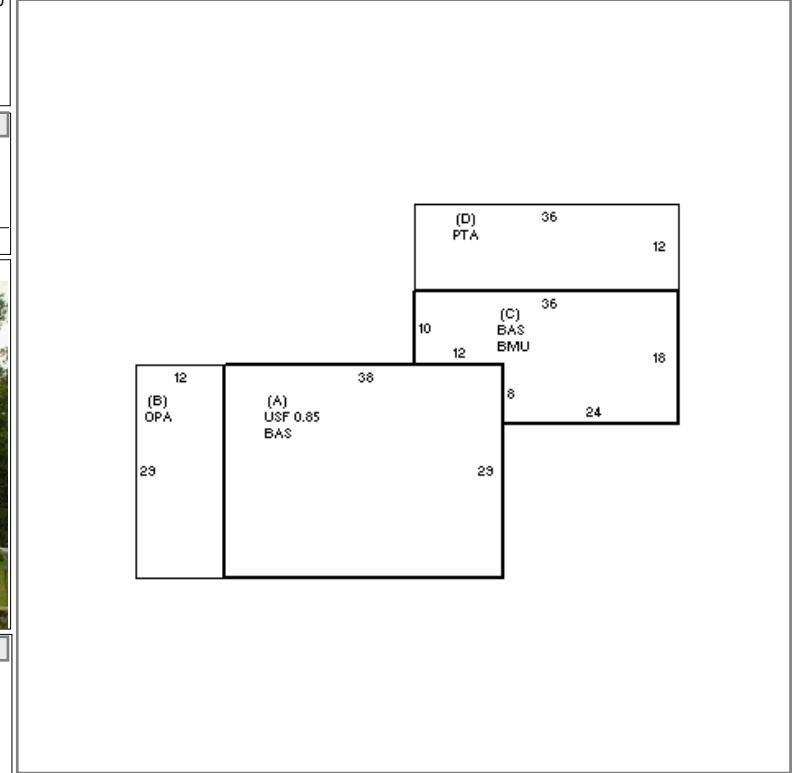
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	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	175	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	351,500	320,000
Infl1	FACTOR 100		BUILDING	589,600	524,400		
Infl2	PHY 100		DETACHED	20,700	19,200		
			OTHER	0	0		
			TOTAL	961,800	863,600		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	L	0.80	40 0.60 1S/L 1.5S		572	26.30	9,000
S/V	A	1.00	SV 1.00 SHED	1995	600	1.10	700
S/V	A	1.00	SV 1.00 GUNITE/STEEL	1995	10,000	1.10	11,000



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/12/2011	PL
MODEL	1		RESIDENTIAL	LIST	4/12/2011	EST
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	3/7/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
COND CHANGE PER MLS

G

YEAR BLT	1828	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	719,012		
NET AREA	2,591	DETAIL ADJ	1.184	FOUNDATION	5	BRICK/STONE	1.00	+	BAS	L	BASE AREA	1,654	1828	251.48	415,955	CONDITION ELEM	CD		
\$NLA(RCN)	\$278	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	937		228.70	214,290	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	348		56.65	19,714	INTERIOR	G		
				ROOF COVER	2	WOOD SHINGLES	1.01	C	BMU	N	BSMT UNFINISHED	552		63.91	35,277	KITCHEN	V		
				FLOOR COVER	24	COMB	1.00	D	PTA	N	PATIO	432		16.39	7,081	BATHS	G		
				INT FINISH	1	PLASTER	1.00		F24	O	FPL 2S 4OP	1		20,443.50	20,444	BATHS	G		
				HEATING/COOLING	2	HOT WATER	1.02									HEAT	U		
				FUEL SOURCE	2	GAS	1.00									ELECT	U		
																		EFF.YR/AGE	2004 / 18
																		COND	17 17 %
																		FUNC	0
																		ECON	0
																		DEPR	18 % GD 82
																		RCNLD	\$589,600