

Key: 415

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 364

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
O'LEARY BRIAN F & BRENDA C 162 BOOTH HILL ROAD SCITUATE, MA 02066				18-1-18-0				162 BOOTH HILL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
O'LEARY BRIAN F & BRENDA				08/28/1997	QS	234,500	15435-53				
SHEERIN DOUGLAS E				01/20/1984	XX		5556-294				
SHEERIN DOUGLAS E				01/01/1984	QS	20,000	8923-113				

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	%	

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	0.212	WS 1.00	100	1.00	16,830	1.00	100	1.00	R07	0.85	3,570

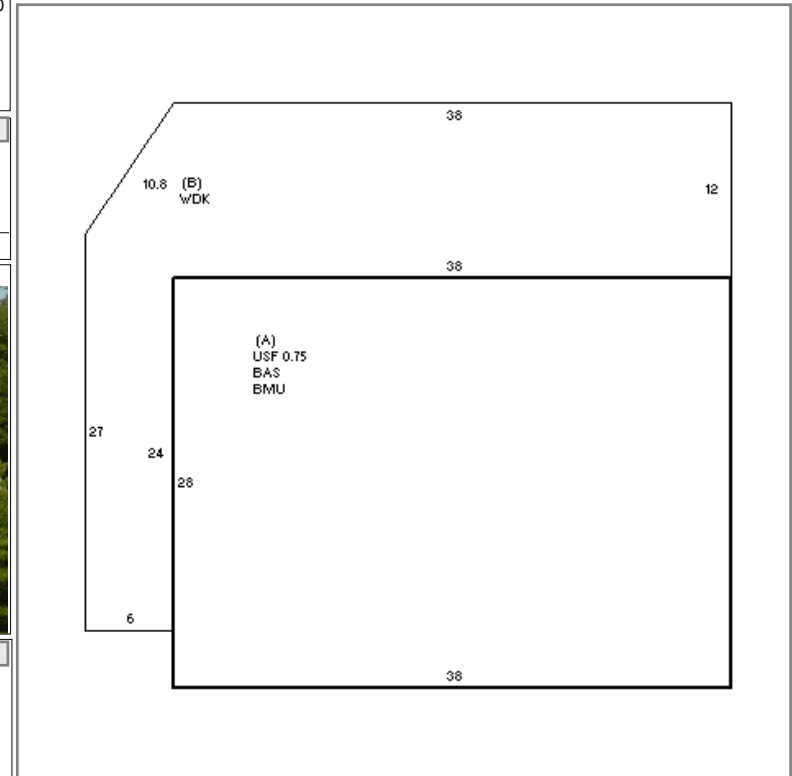
TOTAL	1.130 Acres	ZONING	FRNT 116	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE REMOVED INFL3 (FY12)		LAND	347,000	315,600
Infl1	FACTOR 100			BUILDING	460,000	409,200
Infl2	PHY 100			DETACHED	200	200
				OTHER	0	0
				<b>TOTAL</b>	<b>807,200</b>	<b>725,000</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		200	1.10	200



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/22/2010	PL
MODEL	1		RESIDENTIAL	LIST	7/22/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/7/2011	KT
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	1,862	DETAIL ADJ	1.122
\$NLA(RCN)	\$321	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		8	1.00
BEDROOMS		4	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		6	\$6,463
# 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
A	BMU	N	BSMT UNFINISHED	1,064		55.62	59,183
A	BAS	L	BASE AREA	1,064	1984	275.02	292,624
A	USF	L	UPPER STORY FIN	798	1984	250.10	199,583
B	WDK	N	WOOD DECK	645		46.08	29,722
	F21	O	FPL 2S 10P	1		9,886.80	9,887

TOTAL RCN	597,461
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1995 / 27
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$460,000