

Key: 9492

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.130

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
VALLONE MICHAEL JOSEPH & VALLONE KOPYCINSKI KATHLEEN				19-1-6-B				109 BOOTH HILL RD				
109 BOOTH HILL RD SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				VALLONE MICHAEL JOSEPH & RILEY BRIAN RICHARD & BARROW TRACY LEE				09/27/2021	QS	860,000	55735-74	
								12/04/2015	QS	542,000	46346-110	
								04/13/2011	F	-100	39839-186	

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	%
99-464	09/09/1999	2	ADDITIONS				100	100
		7	OTHERS				100	100

LAND

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	
300	A	0.000	WS 1.00	100	1.00	16,830	1.00	100	1.00	R07	0.85	343,430

DETACHED

TOTAL	40,007 SF	ZONING	FRNT	150	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	343,400	312,200
Inf1	FACTOR 100		BUILDING	632,600	570,000		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		976,000	882,200	

PHOTO 06/14/2022

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/14/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/14/2022	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/2/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	mls		

G

YEAR BLT	1987	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	771,506				
NET AREA	2,792	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,081		47.05	50,862	CONDITION ELEM	CD				
\$NLA(RCN)	\$276	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BMF	N	BSMT FINISH-SEP	403		66.05	26,618	EXTERIOR	G				
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,484	1987	235.71	349,799	INTERIOR	G				
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,308	1987	214.36	280,378	KITCHEN	G				
				FLOOR COVER	13	COMB	1.00	+	WDK	N	WOOD DECK	268		42.24	11,320	BATHS	G				
				INT FINISH	2	DRYWALL	1.00	D	OPA	N	OPEN PORCH	40		56.65	2,266	HEAT	A				
				HEATING/COOLING	2	HOT WATER	1.02	E	BIG	N	BUILT-IN GARAGE	528		53.72	28,365	ELECT	A				
				FUEL SOURCE	2	GAS	1.00	F21	O	FPL 2S 1OP	1		9,062.90	9,063							
																		EFF.YR/AGE	2004 / 18		
																		COND	17 17 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	18	% GD	82
																		RCNLD	\$632,600		