

Key: 11103

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.565

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
KENNEDY MARK P & LAURA M 93 PRATT RD SCITUATE, MA 02066				25-2-6-0				93 PRATT RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
KENNEDY MARK P & LAURA M				07/02/2018	QS	760,000	(127074)					
SULLIVAN SHAWN P & ROBYN				04/21/2005	QS	645,000	(107124)					
MACDONALD JEFFREY S				11/30/2001	QS	545,000	(C10038)					
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,017	NS 1.00	100	1.00	440,000	2.44	100	1.00	R04	1.00	370,090

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	%
07-282	05/24/2007	3	ALTERATIONS	8,800	08/22/2007	SJ	100	100
97-147	04/01/1997	1	NEW CONST				100	100
		6	CYCL GROWTH				100	100

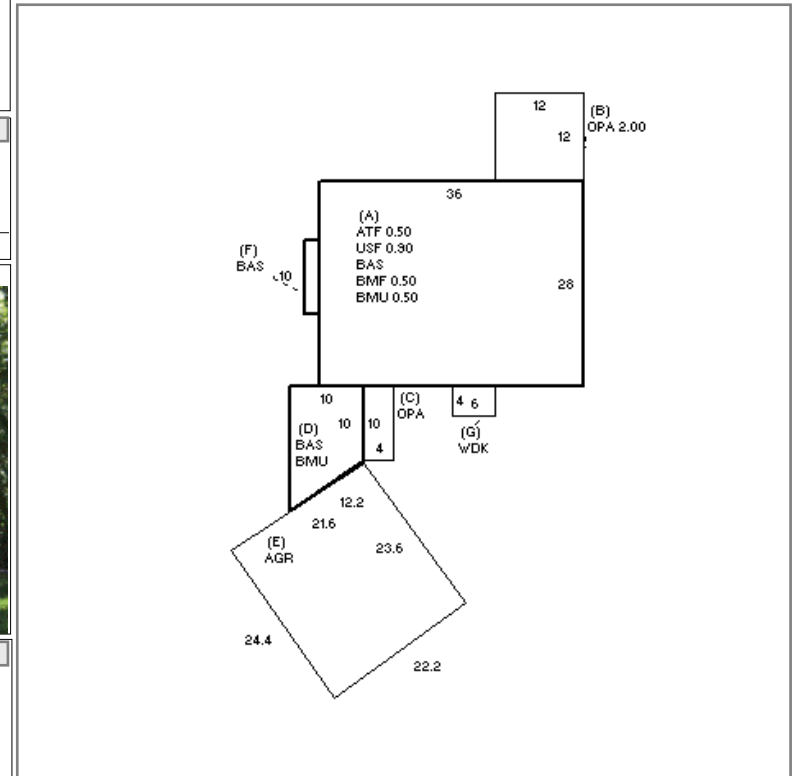
TOTAL	15,028 SF	ZONING		FRNT	76	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE				LAND	370,100	336,400
Infl1	FACTOR 100					BUILDING	579,300	536,200
Infl2	PHY 100					DETACHED	0	0
						OTHER	0	0
						TOTAL	949,400	872,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/9/2011	SJ
MODEL	1		RESIDENTIAL	LIST	5/9/2011	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/9/2019	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1997	SIZE ADJ	1.000
NET AREA	2,574	DETAIL ADJ	1.020
\$NLA(RCN)	\$245	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		2.5	1.00
ROOMS		8	1.00
BEDROOMS		4	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		1	1.00
TOT FIXTURES		8	\$7,181
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	639		50.01	31,959
EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	504		70.21	35,386
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	907	1997	197.23	178,892
ROOF COVER	1	ASPH SHINGLES	1.00	A	ATF	L	ATTIC FINISH	504	1997	140.13	70,627
FLOOR COVER	13	COMB	1.00	+	OPA	N	OPEN PORCH	328		56.65	18,581
INT FINISH	2	DRYWALL	1.00	E	AGR	N	ATT GARAGE	526		47.93	25,210
HEATING/COOLING	2	HOT WATER	1.02	+	BAS	L	BASE AREA	1,163	1997	216.89	252,239
FUEL SOURCE	2	GAS	1.00	G	WDK	N	WOOD DECK	24		42.26	1,014
					FPL	O	FIREPLACE	1		8,594.30	8,594

TOTAL RCN	629,683
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2014 / 8
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$579,300