

Key: 11104

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.566

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
WOODS MATHEW S & ELIZABETH N				25-2-6-A				97 PRATT RD			
97 PRATT RD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
SCITUATE, MA 02066				WOODS MATHEW S & ELIZABET				08/16/2013	QS	545,000	(119475)
				COLEMAN JAMIE S & MARGARE				03/04/1997	QS	300,000	(91066)
				AYER PHILLIP J AND KNIEST				10/28/1996	QS	102,000	(C00090449)

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 %
10-048	02/22/2010	3	ALTERATIONS	29,672	07/15/2010	SJ	100 100
96-504	10/01/1996	1	NEW CONST				100 100

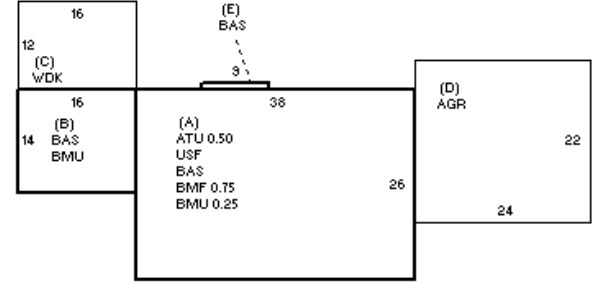
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,978	NS 1.00	100	1.00	440,000	2.30	100	1.00	R04		371,630

TOTAL	15,987 SF	ZONING	FRNT	97	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	371,600	337,800
Infl1	FACTOR 100		BUILDING	492,400	455,200		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		864,000	793,000	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/9/2011	SJ
MODEL	1		RESIDENTIAL	LIST	5/9/2011	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/1/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY12 FR- VG TO AVG

G

YEAR BLT	1997	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	623,236		
NET AREA	2,209	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	471		49.27	23,208				
\$NLA(RCN)	\$282	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	741		69.17	51,256				
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	988	1997	205.93	203,456				
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATU	N	ATTIC UNF	494		40.70	20,106				
				FLOOR COVER	13	COMB	1.00	C	WDK	N	WOOD DECK	192		42.24	8,110				
				INT FINISH	2	DRYWALL	1.00	D	AGR	N	ATT GARAGE	528		47.88	25,280				
				HEATING/COOLING	11	HW/COOL AIR	1.04	+	BAS	L	BASE AREA	1,221	1997	226.45	276,489				
				FUEL SOURCE	99	N/A	1.00		F11	O	FPL 1S 10P	1		8,009.10	8,009				
																		TOTAL RCN	623,236
																		CONDITION ELEM	CD
																		EXTERIOR	
																		INTERIOR	
																		KITCHEN	
																		BATHS	
																		HEAT	
																		ELECT	
																		EFF.YR/AGE	2000 / 22
																		COND	20 20 %
																		FUNC	0
																		ECON	0
																		DEPR	21 % GD 79
																		RCNLD	\$492,400