

Key: 11105

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.567

LEGAL

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION			
BREEN ROBERT E & ANNE 115 PRATT RD SCITUATE, MA 02066				25-2-6-B				115 PRATT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BREEN ROBERT E & ANNE				11/27/1996	D	114,000	(90618)				

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	%
96-572	11/01/1996	6	CYCL GROWTH		09/23/2005		100	100
		1	NEW CONST				100	100
		6	CYCL GROWTH				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,311	NS 1.00	100	1.00	440,000	2.40	100	1.00	R04		370,560

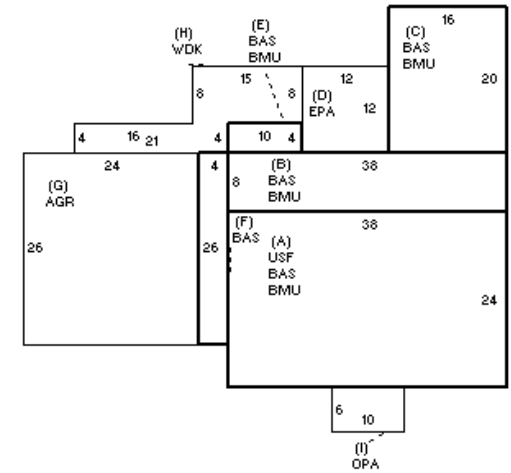
TOTAL	15,290 SF	ZONING		FRNT	109	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	370,600	336,900	
Inf1	FACTOR 100		BUILDING	552,900	511,700			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
					TOTAL	923,500	848,600	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

FY12 FR- VG TO AVG



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%]			

YEAR BLT	1997	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	699,878			
NET AREA	2,592	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,576		46.45	73,204	CONDITION ELEM	CD			
\$NLA(RCN)	\$270	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	912	1997	200.88	183,205	EXTERIOR				
				ROOF SHAPE	1	GABLE	1.00	D	EPA	N	ENCLOSED PORCH	144		99.22	14,288	INTERIOR				
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,680	1997	220.90	371,109	KITCHEN				
				FLOOR COVER	13	COMB	1.00	G	AGR	N	ATT GARAGE	624		46.08	28,756	BATHS				
				INT FINISH	2	DRYWALL	1.00	H	WDK	N	WOOD DECK	204		42.24	8,617	HEAT				
				HEATING/COOLING	11	HW/COOL AIR	1.04	I	OPA	N	OPEN PORCH	60		56.65	3,399	ELECT				
				FUEL SOURCE	99	N/A	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063					
																	EFF.YR/AGE	2000 / 22		
																	COND	20 20 %		
																	FUNC	0		
																	ECON	0		
																	DEPR	21	% GD	79
																	RCNLD	\$552,900		