

Key: 11106

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.568

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LEARY TIMOTHY C & KRISTEN M 119 PRATT RD SCITUATE, MA 02066				25-2-6-C				119 PRATT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
LEARY TIMOTHY C & KRISTEN				06/29/2001	QS	568,000 (99529)					
BALAUN WILLIAM M & MARYAN				07/10/1997	QS	349,000 91703-					
JOHN TEDESCHI CUSTOM HOME				01/10/1997	D	113,000 (C00090853)					

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	%
23-457	05/31/2023	3	ALTERATIONS	48,500	07/13/2023	JD	100	100
97-41	02/01/1997	6	CYCL GROWTH		09/23/2005		100	100
		1	NEW CONST				100	100

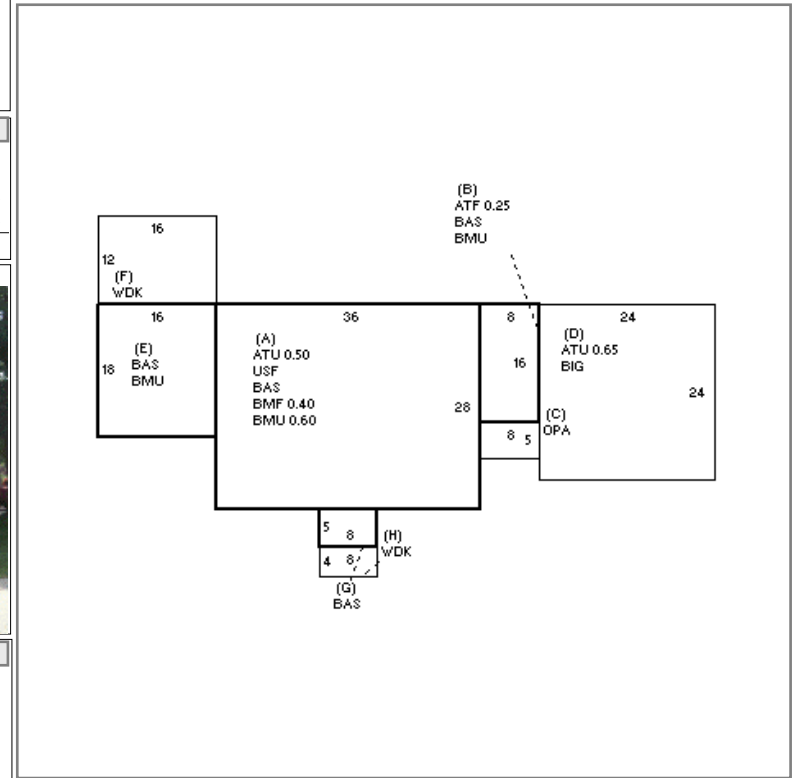
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,050	NS 1.00	100	1.00	440,000	2.43	100	1.00	R04		370,140

TOTAL	15,072 SF	ZONING		FRNT	194	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE				LAND 370,100	336,500	
Inf1	FACTOR 100					BUILDING 565,900	490,500	
Inf2	PHY 100					DETACHED 0	0	
						OTHER 0	0	
						TOTAL 936,000	827,000	

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	7/13/2023	JD
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
NET AREA	2,504	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,021		47.47	48,465
\$NLA(RCN)	\$276	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	403		66.64	26,854
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,008	1997	198.10	199,681
				ROOF COVER	1	ASPH SHINGLES	1.00	+	ATU	N	ATTIC UNF	878		40.70	35,735
				FLOOR COVER	13	COMB	1.00	B	ATF	L	ATTIC FINISH	32	1997	140.73	4,503
				INT FINISH	2	DRYWALL	1.00	C	OPA	N	OPEN PORCH	40		56.65	2,266
				HEATING/COOLING	2	HOT WATER	1.02	D	BIG	N	BUILT-IN GARAGE	576		47.85	27,561
				FUEL SOURCE	2	GAS	1.00	+	WDK	N	WOOD DECK	224		42.24	9,462
								+	BAS	L	BASE AREA	1,464	1997	217.83	318,908
									F11	O	FPL 1S 1OP	1		8,009.10	8,009
									ODS	O	OUT DOOR SHOWER	1		1,505.90	1,506

TOTAL RCN	690,130
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2004 / 18
COND	17 17 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$565,900