

Key: 11120

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.582

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID				LOCATION			
GOLDSTONE DANIELLA & WILLIAM 96 PRATT RD SCITUATE, MA 02066		25-2-6-Q				96 PRATT RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)				
GOLDSTONE DANIELLA & WILL CONNOLLY STEPHEN M & MARI		08/24/2022	QS	910,000	(134385)				
		08/21/1996	D	102,000	(90108)				

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 %
07-394	07/20/2007	7	OTHERS	6,000	06/16/2008	SJ	100 100
		3	ALTERATIONS		06/16/2008		100 100
		3	ALTERATIONS		03/25/2004	PJB	100 100
96-353	08/01/1996	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	15,774	NS	1.00	100	1.00	100	1.00	440,000	2.33	100	1.00	R04	1.00			371,290

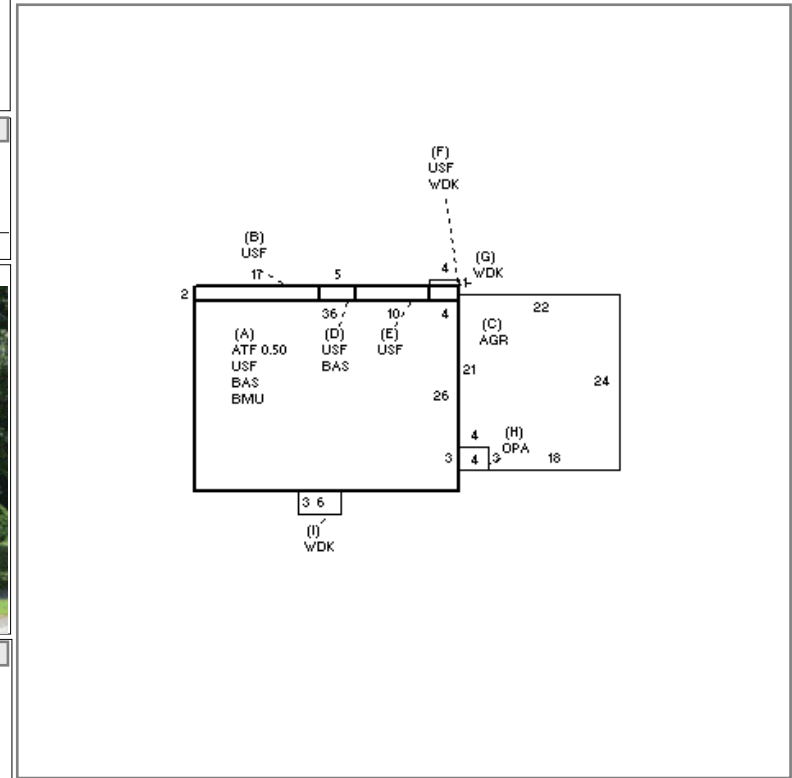
TOTAL	15,769 SF	ZONING	FRNT	163	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE	LAND	371,300	337,500		
Inf1	FACTOR 100		BUILDING	453,000	418,800		
Inf2	PHY 100		DETACHED	1,800	1,100		
			OTHER	0	0		
<b>TOTAL</b>			<b>TOTAL</b>	<b>826,100</b>	<b>757,400</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 10X9		90	15.29	1,100
SHF	A	1.00	20 0.80 8X6		48	17.03	700



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%]			

BLDG COMMENTS	MLS



YEAR BLT	1997	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	566,190
NET AREA	2,422	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	936		52.89	49,501		
\$NLA(RCN)	\$234	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	ATF	L	ATTIC FINISH	468	1997	141.35	66,154		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,008	1997	198.96	200,548		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	AGR	N	ATT GARAGE	516		48.12	24,831		
				FLOOR COVER	13	COMB	1.00	+	BAS	L	BASE AREA	946	1997	218.78	206,965		
				INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	30		42.24	1,267		
				HEATING/COOLING	2	HOT WATER	1.02	H	OPA	N	OPEN PORCH	12		56.65	680		
				FUEL SOURCE	2	GAS	1.00	F21	O	FPL 2S 1OP	1		9,062.90	9,063			
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	G
																KITCHEN	A
																BATHS	A
																HEAT	A
																ELECT	A
																EFF.YR/AGE	2002 / 20
																COND	18 18 %
																FUNC	0
																ECON	0
																DEPR	20 % GD 80
																RCNLD	\$453,000