

Key: 1236

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.182

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
POIRIER MATTHEW B & EMILY O				26-6-9-0				38 PRATT RD			
38 PRATT RD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
SCITUATE, MA 02066				POIRIER MATTHEW B & EMILY				11/28/2012	QS	438,100	42305-85
				RAUCH GORDON H & ANGELA				01/01/1974	QS	3865-241	
				TOWN AND COUNTRY LIVING I				01/01/1972	XX	3722-479	

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	%
10-228	06/07/2010	3	ALTERATIONS	17,000	06/27/2011	SJ	100	100
10-228	06/07/2010	3	ALTERATIONS	17,000	06/27/2011	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	22,000	NS 1.00	100	1.00	100	1.00	440,000	1.71	100	1.00	R04 1.00	380,620

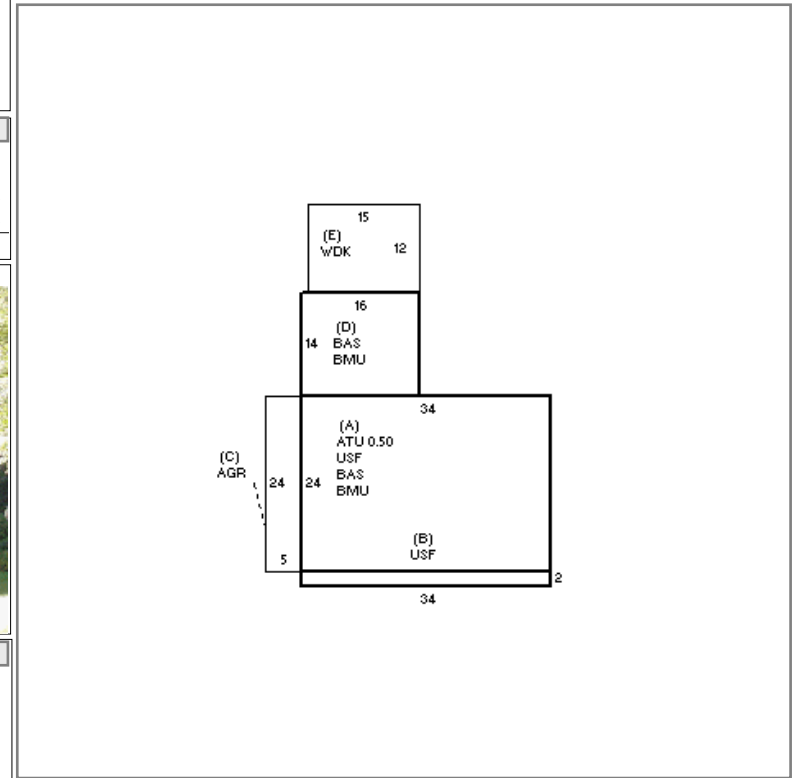
TOTAL	22,000 SF	ZONING	FRNT	240	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	380,600	346,000
Inf1	FACTOR 100		BUILDING	394,800	370,100		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	775,400	716,100		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/27/2011	SJ
MODEL	1		RESIDENTIAL	LIST	6/27/2011	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/16/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

INDING

YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	526,370		
NET AREA	1,924	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,040		51.31	53,364	CONDITION ELEM	CD		
\$NLA(RCN)	\$274	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,040	1972	227.77	236,877	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	408		40.70	16,606	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	884	1972	207.13	183,103	KITCHEN			
				FLOOR COVER	99	N/A	1.00	C	AGR	N	ATT GARAGE	120		72.77	8,732	BATHS			
				INT FINISH	99	N/A	1.00	E	WDK	N	WOOD DECK	180		42.24	7,603	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02		BMG	O	BSMT GARAGE	2		2,740.10	5,480	ELECT			
				FUEL SOURCE	99	N/A	1.00		F31	O	FPL 3S 1OP	1		10,116.70	10,117				
																		EFF.YR/AGE	1990 / 32
																		COND	25 25 %
																		FUNC	0
																		ECON	0
																		DEPR	25 % GD 75
																		RCNLD	\$394,800