

Key: 1243

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.189

LEGALS

LAND

DETACHED

BUILDING

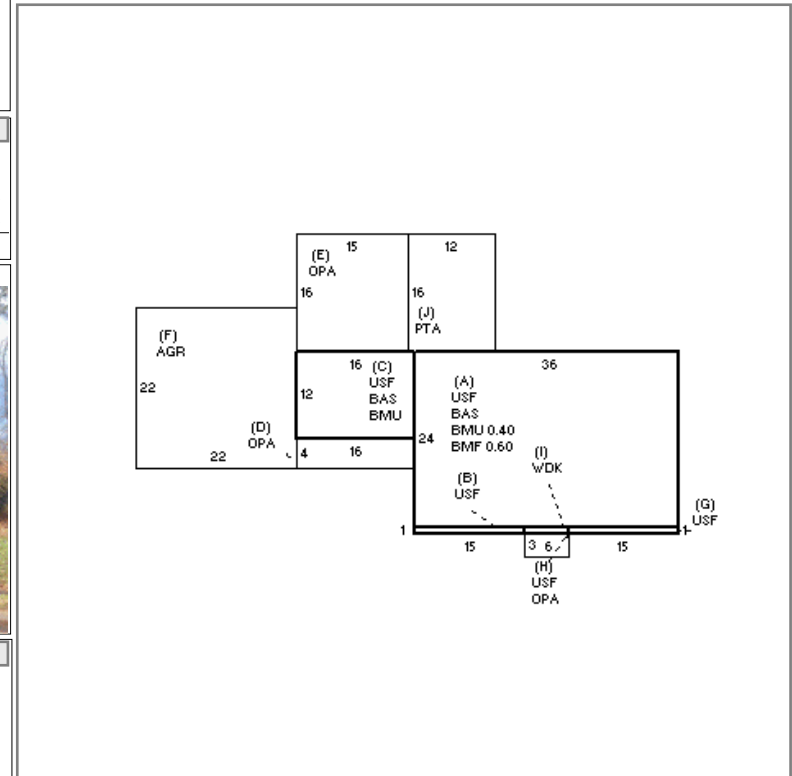
CURRENT OWNER				PARCEL ID				LOCATION			
HAMMOND NATHAN J & DEVINE TRACY W 32 PRATT RD SCITUATE, MA 02066				26-6-5-0				32 PRATT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HAMMOND NATHAN J & LOHE TIMOTHY C & CATHERIN				12/14/2018	QS	675,000	50627-121				
				06/24/1994	QS	243,500	12971-152				
CAFFREY FREDERICK J & JIL				03/27/1987	QS	248,000	7579-64				

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	%
22-0567	06/02/2022	3	ALTERATIONS	12,686	11/28/2022	JD	100	100
00-67	03/14/2000	2	ADDITIONS				100	100
97-97	03/18/1997	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,045	NS	1.00	100	1.00	100	1.00	R04	1.00		377,800

TOTAL	20,045 SF	ZONING	FRNT	175	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	377,800	343,500
Inf1	FACTOR 100		BUILDING	463,600	422,100		
Inf2	PHY 100		DETACHED	1,000	700		
			OTHER	0	0		
					TOTAL	842,400	766,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60 12X10		120	13.93	1,000



BUILDING	CD	ADJ	DESC	MEASURE	11/28/2022	JD
MODEL	1		RESIDENTIAL	LIST	11/28/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/9/2019	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	532,905
NET AREA	2,148	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMF	N	BSMT FINISH-SEP	518		65.19	33,767	CONDITION ELEM	CD
\$NLA(RCN)	\$248	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,056	1972	202.98	214,342	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,092	1972	184.58	201,566	INTERIOR	G
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BMU	N	BSMT UNFINISHED	538		46.44	24,983	KITCHEN	V
				FLOOR COVER	24	COMB	1.00	+	OPA	N	OPEN PORCH	310		51.50	15,965	BATHS	G
				INT FINISH	2	DRYWALL	1.00	F	AGR	N	ATT GARAGE	484		44.45	21,515	HEAT	U
				HEATING/COOLING	2	HOT WATER	1.02	I	WDK	N	WOOD DECK	18		38.39	691	ELECT	U
				FUEL SOURCE	2	GAS	1.00	J	PTA	N	PATIO	192		14.90	2,861		
									F21	O	FPL 2S 1OP	1		8,239.00	8,239		
																EFF.YR/AGE	2009 / 13
																COND	13 13 %
																FUNC	0
																ECON	0
																DEPR	13 % GD 87
																RCNLD	\$463,600