

Key: 1276

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.222

LEGAL

LAND

DETACHED

BUILDING

INDING

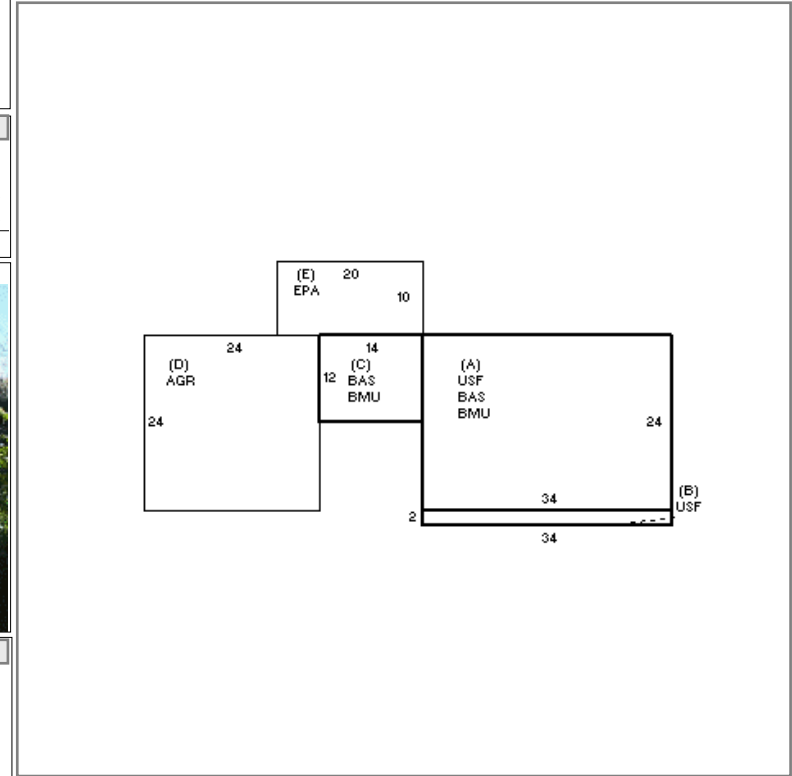
CURRENT OWNER				PARCEL ID				LOCATION			
WHEATLEY RONALD B TR 53 PRATT RD SCITUATE, MA 02066				26-8-8-0				53 PRATT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WHEATLEY RONALD B TR				06/01/2022	F	100	56870-342				
WHEATLEY RONALD B				06/09/2020	F	1	52878-105				
WHEATLEY RONALD B & ETHEL				07/24/1986	QS	258,000	6970-41				

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	%	

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,500	NS 1.00	100	1.00	440,000	1.83	100	1.00	R04	1.00	378,460

TOTAL	20,500 SF	ZONING		FRNT	137	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE				LAND	378,500	344,100
Infl1	FACTOR 100					BUILDING	355,900	333,500
Infl2	PHY 100					DETACHED	0	0
						OTHER	0	0
						TOTAL	734,400	677,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	8/12/2010	PL
MODEL	1		RESIDENTIAL	LIST	8/12/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/17/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY12 FR- GOOD TO AVG

YEAR BLT	1971	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	474,469	
NET AREA	1,868	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	984		47.36	46,605	CONDITION ELEM	CD	
\$NLA(RCN)	\$254	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	984	1971	208.14	204,805	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	884	1971	189.28	167,321	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	AGR	N	ATT GARAGE	576		42.64	24,563	KITCHEN		
				FLOOR COVER	99	N/A	1.00	E	EPA	N	ENCLOSED PORCH	200		90.20	18,040	BATHS		
				INT FINISH	99	N/A	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	HEAT		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT		
				FUEL SOURCE	99	N/A	1.00											
																	EFF.YR/AGE	1990 / 32
																	COND	25 25 %
																	FUNC	0
																	ECON	0
																	DEPR	25 % GD 75
																	RCNLD	\$355,900