

Key: 1280

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.226

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DURANTE GARY & TAMARA L 73 PRATT DR SCITUATE, MA 02066				26-8-4-0				73 PRATT DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DURANTE GARY & TAMARA L				06/30/1998	QS	272,500	16357-327				
NILSSON ASA M & PER H				12/15/1992	QS	195,000	11503-315				
WAYNE STEVEN F & ELIZABET				03/07/1986	XX		6622-177				

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	%
11-326	06/07/2011	2	ADDITIONS	49,600	07/20/2012	SJ	100	100
06-163	04/03/2006	2	ADDITIONS	11,000	06/21/2006	SJ	100	100

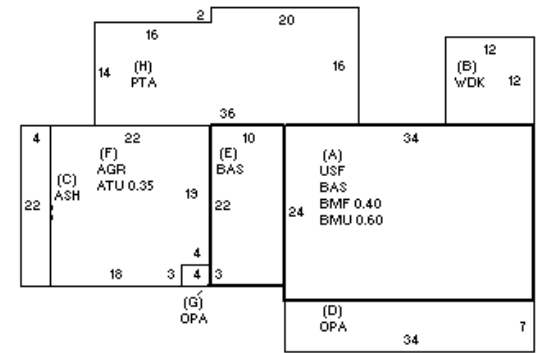
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,000	NS 1.00	100 1.00	100 1.00	440,000	1.87	100 1.00	R04	1.00		377,740

TOTAL	20,000 SF	ZONING	FRNT	121	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	377,700	343,400
Inf1	FACTOR 100				BUILDING	390,700	361,000
Inf2	PHY 100				DETACHED	0	0
					OTHER	0	0
					TOTAL	768,400	704,400

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/20/2012	SJ
MODEL	1		RESIDENTIAL	LIST	7/20/2012	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

LOADING

YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	494,612		
NET AREA	1,852	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	490		50.18	24,590	CONDITION ELEM	CD		
\$NLA(RCN)	\$267	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	326		70.45	22,966	EXTERIOR			
				ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	816	1972	193.39	157,804	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK	144		38.40	5,530	KITCHEN			
				FLOOR COVER	99	N/A	1.00	C	ASH	N	ATT SHED	88		22.35	1,967	BATHS			
				INT FINISH	99	N/A	1.00	+	OPA	N	OPEN PORCH	250		51.50	12,875	HEAT			
				HEATING/COOLING	11	HW/COOL AIR	1.04	+	BAS	L	BASE AREA	1,036	1972	212.66	220,311	ELECT			
				FUEL SOURCE	2	GAS	1.00	F	ATU	N	ATTIC UNF	165		37.00	6,105				
																		EFF.YR/AGE	2000 / 22
																		COND	20 20 %
																		FUNC	0
																		ECON	0
																		DEPR	21 % GD 79
																		RCNLD	\$390,700