

Key: 1281

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.227

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
HORGAN JOHN P & RUFFNER DONNA M 79 PRATT DRIVE SCITUATE, MA 02066				26-8-3-0				79 PRATT DR			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				HORGAN JOHN P & CARMISCIANO LOUIS S JR & ESPOSITO CONSTRUCTION CO				06/09/1992	QS	190,000	11033-319
				08/10/1972	XX	3806-196					
				01/01/1970	XX	3555-786					

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 %
92-575	07/13/1992	3	ALTERATIONS				100 100

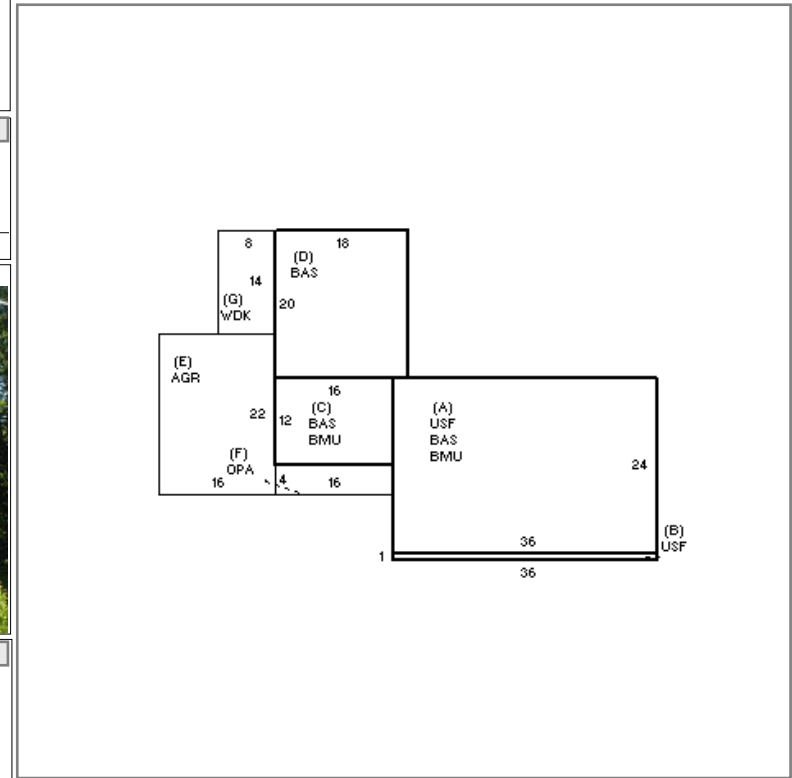
LAND

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	133	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	377,700	343,400
Inf1	FACTOR 100		BUILDING	396,900	368,100		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	774,600	711,500

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

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

BUILDING

YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	536,327
NET AREA	2,316	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,056		46.44	49,037		
\$NLA(RCN)	\$232	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	900	1973	182.24	164,014		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,416	1973	200.39	283,759		
				ROOF COVER	1	ASPH SHINGLES	1.00	E	AGR	N	ATT GARAGE	352		48.73	17,153		
				FLOOR COVER	99	N/A	1.00	F	OPA	N	OPEN PORCH	64		51.50	3,296		
				INT FINISH	99	N/A	1.00	G	WDK	N	WOOD DECK	112		38.40	4,301		
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	O	FPL 2S 1OP	1		8,239.00	8,239		
				FUEL SOURCE	99	N/A	1.00										
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1985 / 37
																COND	26 26 %
																FUNC	0
																ECON	0
																DEPR	26 % GD 74
																RCNLD	\$396,900