

Key: 1282

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.228

LEGAL

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION    |  |  |  |
|--|--|--|--|------------|----|------------|--------------|-------------|--|--|--|
| BEAL-BAILEY CHRISTINA<br>85 PRATT ROAD<br>SCITUATE, MA 02066 |  |  |  | 26-8-2-0   |    |            |              | 85 PRATT RD |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |             |  |  |  |
| BEAL-BAILEY CHRISTINA  |  |  |  | 04/28/2000 | QS | 342,500    | 18472-167    |             |  |  |  |
| GILMORE SUSAN M  |  |  |  | 01/01/1976 | XX |            | 4066-544     |             |  |  |  |
| GILMORE BRUCE P JR & SUSAN                                   |  |  |  | 01/01/1973 | XX |            | 3843-116     |             |  |  |  |

| 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    | %   |
| 15-836 | 12/08/2015 | 3             | ALTERATIONS | 16,000 | 07/01/2016 | SJ | 100    | 100 |
| 92-850 | 12/04/1992 | 3             | ALTERATIONS |        |            |    | 100    | 100 |

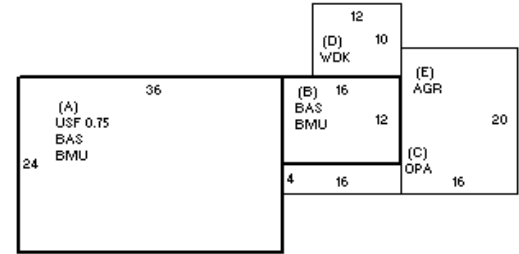
LAND

| CD  | T | AC/SF/UN | Ngh     | Infl1    | Infl2    | ADJ BASE | SAF  | Infl3    | Lpi | VC   | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|----------|----------|----------|------|----------|-----|------|------------|-----------|
| 100 | S | 20,800   | NS 1.00 | 100 1.00 | 100 1.00 | 440,000  | 1.80 | 100 1.00 | R04 | 1.00 |            | 378,900   |

|       |              |        |      |     |          |         |          |
|-------|--------------|--------|------|-----|----------|---------|----------|
| TOTAL | 20,800 SF    | ZONING | FRNT | 129 | ASSESSED | CURRENT | PREVIOUS |
| Ngh   | NO. SCITUATE | NOTE   |      |     | LAND     | 378,900 | 344,500  |
| Infl1 | FACTOR 100   |        |      |     | BUILDING | 362,500 | 322,500  |
| Infl2 | PHY 100      |        |      |     | DETACHED | 600     | 500      |
|       |              |        |      |     | OTHER    | 0       | 0        |
|       |              |        |      |     | TOTAL    | 742,000 | 667,500  |

DETAILED

| TY  | QUAL | COND         | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|--------------|----------|----|-------|-----------|-------|
| S/V | A    | 1.00 SV 1.00 | SHED     |    | 500   | 1.10      | 600   |



BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 8/12/2010 | PL  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 8/12/2010 | EST |
| STYLE    | 4  | 1.10 | CAPE [100%]       | REVIEW  | 3/17/2011 | KT  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

BLDG COMMENTS

LOADING

| YEAR BLT     | 1973  | SIZE ADJ   | 1.000   | ELEMENT         | CD | DESCRIPTION    | ADJ  | S   | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 470,749 |            |            |
|--------------|-------|------------|---------|-----------------|----|----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA     | 1,704 | DETAIL ADJ | 1.122   | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | +   | BMU | N | BSMT UNFINISHED | 1,056 |      | 46.44     | 49,037  | CONDITION ELEM | CD      |            |            |
| \$NLA(RCN)   | \$276 | OVERALL    | 1.000   | EXT COVER       | 1  | WD SHINGLES    | 1.00 | +   | BAS | L | BASE AREA       | 1,056 | 1973 | 233.44    | 246,516 | EXTERIOR       |         |            |            |
|              |       |            |         | ROOF SHAPE      | 1  | GABLE          | 1.00 | A   | USF | L | UPPER STORY FIN | 648   | 1973 | 212.29    | 137,565 | INTERIOR       |         |            |            |
|              |       |            |         | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | C   | OPA | N | OPEN PORCH      | 64    |      | 51.50     | 3,296   | KITCHEN        |         |            |            |
|              |       |            |         | FLOOR COVER     | 99 | N/A            | 1.00 | D   | WDK | N | WOOD DECK       | 120   |      | 38.40     | 4,608   | BATHS          |         |            |            |
|              |       |            |         | INT FINISH      | 99 | N/A            | 1.00 | E   | AGR | N | ATT GARAGE      | 320   |      | 50.32     | 16,102  | HEAT           |         |            |            |
|              |       |            |         | HEATING/COOLING | 2  | HOT WATER      | 1.02 | F21 | O   | O | FPL 2S 1OP      | 1     |      | 8,239.00  | 8,239   | ELECT          |         |            |            |
|              |       |            |         | FUEL SOURCE     | 99 | N/A            | 1.00 |     |     |   |                 |       |      |           |         |                |         |            |            |
| CAPACITY     |       | UNITS      | ADJ     |                 |    |                |      |     |     |   |                 |       |      |           |         |                |         | EFF.YR/AGE | 1995 / 27  |
| STORIES      |       | 1.75       | 1.00    |                 |    |                |      |     |     |   |                 |       |      |           |         |                |         | COND       | 23 23 %    |
| ROOMS        |       | 7          | 1.00    |                 |    |                |      |     |     |   |                 |       |      |           |         |                |         | FUNC       | 0          |
| BEDROOMS     |       | 3          | 1.00    |                 |    |                |      |     |     |   |                 |       |      |           |         |                |         | ECON       | 0          |
| BATHROOMS    |       | 2          | 1.00    |                 |    |                |      |     |     |   |                 |       |      |           |         |                |         | DEPR       | 23 % GD 77 |
| # 1/2 BATHS  |       | 0          | 1.00    |                 |    |                |      |     |     |   |                 |       |      |           |         |                |         | RCNLD      | \$362,500  |
| TOT FIXTURES |       | 6          | \$5,386 |                 |    |                |      |     |     |   |                 |       |      |           |         |                |         |            |            |
| # UNITS      |       | 1          | 1.00    |                 |    |                |      |     |     |   |                 |       |      |           |         |                |         |            |            |