

Key: 1284

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.230

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PURCELL TERRY-BRIDGET 74 PRATT RD SCITUATE, MA 02066				26-7-8-0				74 PRATT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PURCELL TERRY-BRIDGET				06/29/2007	QS	500,000	34750-137				
ANACLETO JENNIFER L &				08/31/2001	QS	353,500	20466-290				
MARSHALKA ANDREW S & ELIS				08/11/1993	QS	197,000	12109-132				

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	%
89-43	02/01/1989	3	ALTERATIONS				100	100
	05/01/1986	3	ALTERATIONS				100	100

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

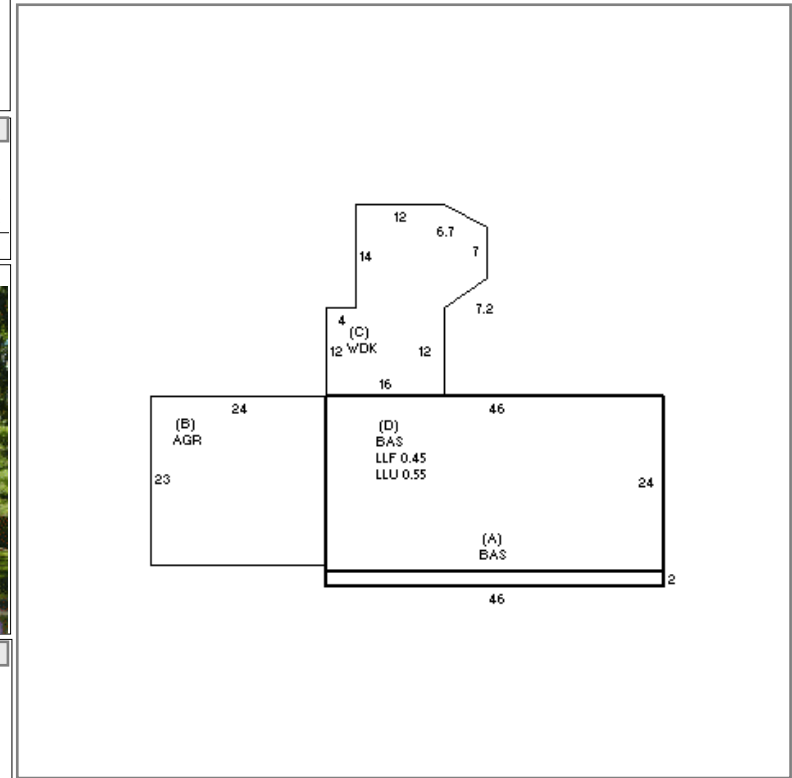
TOTAL	20,000 SF	ZONING	NO. SCITUATE	FRNT	118	ASSESSED	377,700	CURRENT	300,100	PREVIOUS	343,400
Ngh	NO. SCITUATE	NOTE		LAND		377,700	343,400				
Inf1	FACTOR 100			BUILDING		300,100	270,700				
Inf2	PHY 100			DETACHED		0	0				
				OTHER		0	0				
				TOTAL		677,800	614,100				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

OTHER FIX=SINK



BUILDING	CD	ADJ	DESC	MEASURE	8/12/2010	PL
MODEL	1		RESIDENTIAL	LIST	8/12/2010	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	3/17/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,693	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	1,196	1970	200.61	239,929
\$NLA(RCN)	\$236	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	AGR	N	ATT GARAGE	552		43.04	23,759
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	423		38.40	16,243
				ROOF COVER	1	ASP SHINGLES	1.00	D	LLU	N	LOWER LEVEL UNF	607		58.24	35,353
				FLOOR COVER	99	N/A	1.00	D	LLF	L	LOWER LEVEL FIN	497	1970	138.37	68,771
				INT FINISH	99	N/A	1.00		F12	O	FPL 1S 2OP	1		10,347.00	10,347
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	400,114
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE 1990 / 32	
COND	25 25%
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$300,100