

Key: 1285

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.231

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
WALSH KELLY & EDWARD J 68 PRATT DR SCITUATE, MA 02066				26-7-7-0				68 PRATT DR			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
WALSH KELLY & EDWARD J				01/31/2019	F	100		50773-178			
WALSH KELLY				11/05/2003	F			26970-296			
ENGLISH KELLY				03/19/2002	A	331,900		21741-216			

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	%
19-541	07/31/2019	3	ALTERATIONS	12,000	03/10/2020	JD	100	100
		6	CYCL GROWTH				100	100

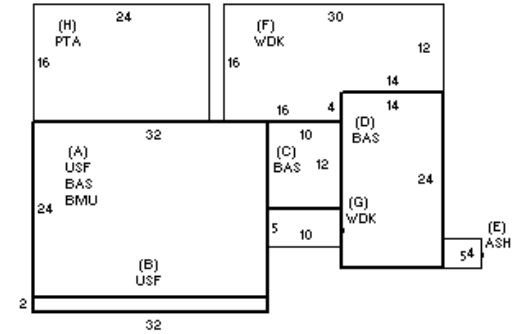
LAND

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	123	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	377,700	343,400
Inf1	FACTOR 100		BUILDING	380,000	357,400		
Inf2	PHY 100		DETACHED	2,900	2,800		
			OTHER	0	0		
					TOTAL	760,600	703,600

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 16X10		160	12.89	1,900
SHP	A	1.00	20 0.80 10X8		80	15.97	1,000



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/10/2020	JD
MODEL	1		RESIDENTIAL	LIST	3/10/2020	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

G

YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	506,630
NET AREA	2,056	DETAIL ADJ	1.071	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	768		51.24	39,349		
\$NLA(RCN)	\$246	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	832	1972	195.25	162,448		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,224	1972	214.70	262,798		
				ROOF COVER	2	WOOD SHINGLES	1.01	E	ASH	N	ATT SHED	20		22.35	447		
				FLOOR COVER	24	COMB	1.00	+	WDK	N	WOOD DECK	474		38.40	18,202		
				INT FINISH	2	DRYWALL	1.00	H	PTA	N	PATIO	384		14.90	5,722		
				HEATING/COOLING	11	HW/COOL AIR	1.04		F21	O	FPL 2S 1OP	1		8,239.00	8,239		
				FUEL SOURCE	1	OIL	1.00										
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	G
																KITCHEN	G
																BATHS	G
																HEAT	A
																ELECT	A
																EFF.YR/AGE	1988 / 34
																COND	25 25%
																FUNC	0
																ECON	0
																DEPR	25 % GD 75
																RCNLD	\$380,000