

Key: 2170

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.096

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
WAHL NANCY A 19 PRATT RD SCITUATE, MA 02066				26-9-9-0				19 PRATT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WAHL NANCY A				10/12/2018	QS	589,000	50398-122				
MCCLOUGHLIN MATTHEW & ERIN				03/14/2014	QS	438,500	44147-266				
DAWBUR JONATHAN & LISA				07/29/2008	QS	410,000	36221-16				

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	%
22-0352	04/06/2022	3	ALTERATIONS	9,950	06/22/2022	JD	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	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

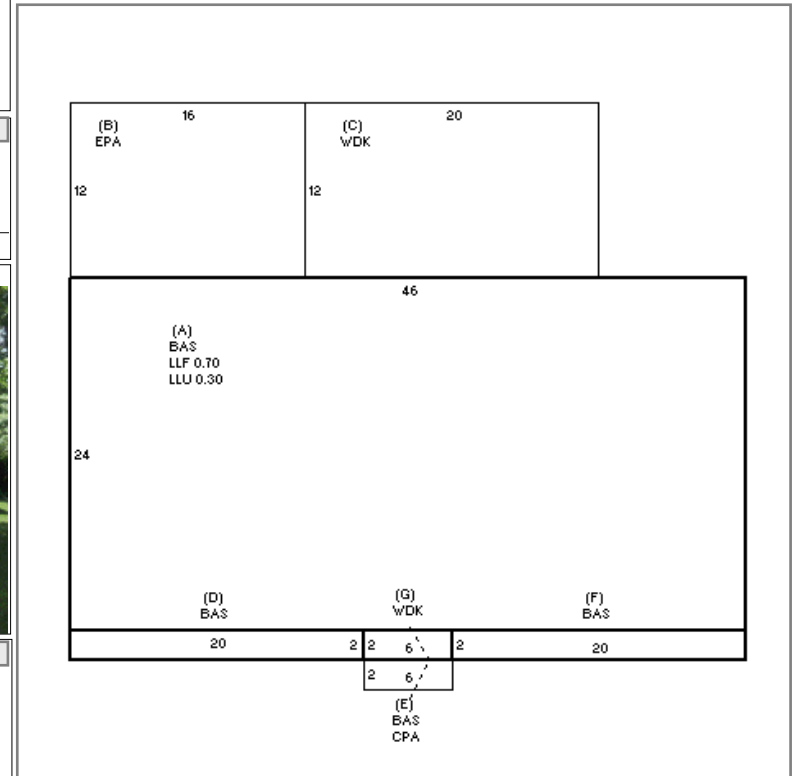
TOTAL	20,800 SF	ZONING	IN M20. . . .	FRNT	371	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE		LAND	378,900	344,500		
Inf1	FACTOR 100			BUILDING	369,500	332,500		
Inf2	PHY 100			DETACHED	0	0		
				OTHER	0	0		
				TOTAL	748,400	677,000		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/22/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/22/2022	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	9/9/2019	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,969	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$211	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	1	1.00		ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	9	1.00		FLOOR COVER	24	COMB	1.00
BEDROOMS	5	1.00		INT FINISH	2	DRYWALL	1.00
BATHROOMS	1	1.00		HEATING/COOLING	11	HW/COOL AIR	1.04
# 1/2 BATHS	1	1.00		FUEL SOURCE	1	OIL	1.00
TOT FIXTURES	5	\$4,160					
# UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	415,192
A	LLU	N	LOWER LEVEL UNF	331		59.38	19,656	CONDITION ELEM	CD
A	LLF	L	LOWER LEVEL FIN	773	1972	141.08	109,058	EXTERIOR	G
B	EPA	N	ENCLOSED PORCH	192		90.20	17,318	INTERIOR	G
+	WDK	N	WOOD DECK	252		38.40	9,677	KITCHEN	V
+	BAS	L	BASE AREA	1,196	1972	204.54	244,634	BATHS	V
E	CPA	N	CAR PORT	12		28.50	342	HEAT	U
	F12	O	FPL 1S 2OP	1		10,347.00	10,347	ELECT	U
								EFF.YR/AGE	2011 / 11
								COND	11 11 %
								FUNC	0
								ECON	0
								DEPR	11 % GD 89
								RCNLD	\$369,500