

Key: 2171

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.097

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
HOGAN JANET S & BURNS RICHARD A 25 PRATT RD SCITUATE, MA 02066				26-9-8-0				25 PRATT RD			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				HOGAN JANET S & HOGAN JANET S HOGAN THOMAS F AND JANET				08/20/2013 05/09/1990 01/01/1974	F QS XX	100 9742-62 3936-1	43511-322

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 %
21-1183	08/24/2021	3	ALTERATIONS	10,070	06/22/2022	JD	100 100
95-603	10/17/1995	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	20,022	NS 1.00	100	1.00	100	1.00	440,000	1.87	100	1.00	R04 1.00	377,770

TOTAL	20,022 SF	ZONING	FRNT	145	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	N O T E	IN M20. . . .		LAND	377,800	343,400
Inf1	FACTOR 100		BUILDING	274,600	247,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	652,400	590,800		

DETACHED

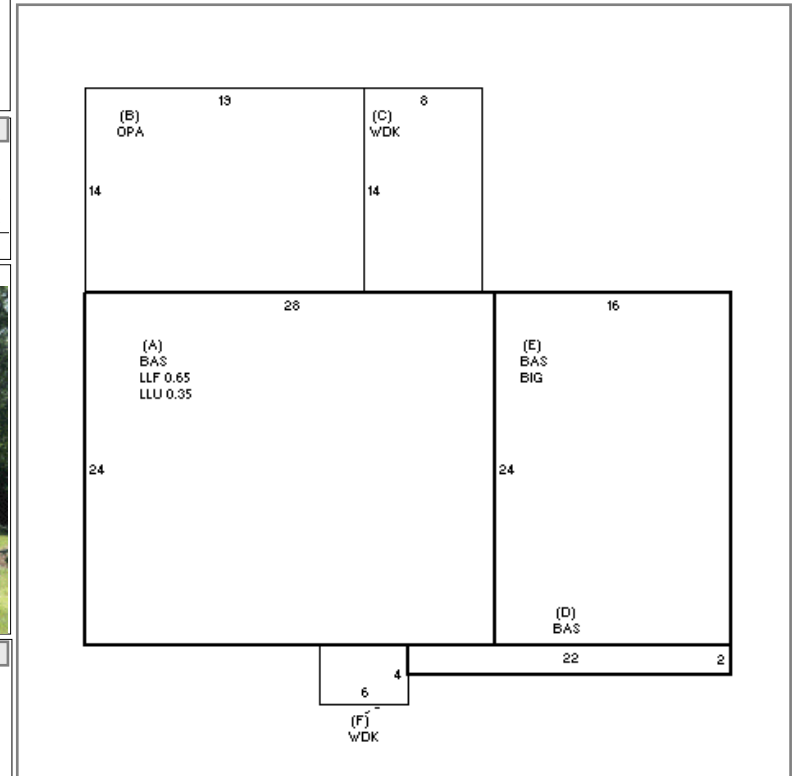
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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	3/25/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1972	SIZE ADJ	1.000
NET AREA	1,537	DETAIL ADJ	1.020
\$NLA(RCN)	\$232	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,448	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	235		61.11	14,362
EXT COVER	2	CLAPBOARD	1.00	A	LLF	L	LOWER LEVEL FIN	437	1972	145.19	63,450
ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	266		51.50	13,699
ROOF COVER	1	ASPH SHINGLES	1.00	+	W/DK	N	WOOD DECK	136		38.40	5,222
FLOOR COVER	24	COMB	1.00	+	BAS	L	BASE AREA	1,100	1972	210.50	231,551
INT FINISH	2	DRYWALL	1.00	E	BIG	N	BUILT-IN GARAGE	384		48.40	18,586
HEATING/COOLING	2	HOT WATER	1.02	F11	O	FPL 1S 1OP		1		7,281.00	7,281
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	356,599
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1994 / 28
COND	24 24 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$274,600