

Key: 2173

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.099

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FLEMING DAVID P & JANICE 61 WOODWORTH LANE SCITUATE, MA 02066				26-6-4-0				28 PRATT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FLEMING DAVID P & JANICE				01/01/1973	QS		3828-109				
TOWN AND COUNTRY LIVING I				01/01/1972	XX		3722-479				
BARBUTO FRANK S JR AND GL				01/01/1971	XX		3590-737				

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	%
		6	CYCL GROWTH		09/09/2005		100	100

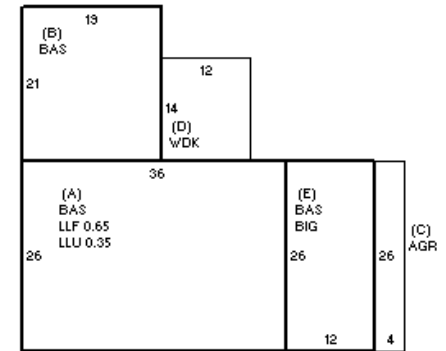
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,400	NS 1.00	100	1.00	440,000	1.84	100	1.00	R04	1.00	378,330

TOTAL	20,400 SF	ZONING	FRNT	132	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE IN M20. . . .			LAND	378,300	343,900
Infl1	FACTOR 100		BUILDING	355,100	320,100		
Infl2	PHY 100		DETACHED	200	200		
			OTHER	0	0		
					TOTAL	733,600	664,200

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		200	1.10	200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/19/2011	PL
MODEL	1		RESIDENTIAL	LIST	4/19/2001	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%]			

BLDG COMMENTS

INDING

YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	473,447		
NET AREA	2,255	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	328		57.18	18,755	CONDITION ELEM CD			
\$NLA(RCN)	\$210	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	LLF	L	LOWER LEVEL FIN	608	1972	135.85	82,597	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,647	1972	196.95	324,384	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	C	AGR	N	ATT GARAGE	104		46.31	4,816	KITCHEN			
				FLOOR COVER	99	N/A	1.00	D	WDK	N	WOOD DECK	168		38.40	6,451	BATHS			
				INT FINISH	99	N/A	1.00	E	BIG	N	BUILT-IN GARAGE	312		47.23	14,736	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02	F11	O	FPL 1S 1OP	1		7,281.00	7,281	ELECT				
				FUEL SOURCE	99	N/A	1.00	F12	O	FPL 1S 2OP	1		10,347.00	10,347					
																		EFF.YR/AGE	1990 / 32
																		COND	25 25 %
																		FUNC	0
																		ECON	0
																		DEPR	25 % GD 75
																		RCNLD	\$355,100