Key: 2174

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2,100

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ODEA KEVIN J & ELIZABETH A 24 PRATT ROAD SCITUATE, MA 02066	26-6-3-0	24 PRATT RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ODEA KEVIN J & ELIZABETH	01/01/1976	QS		4114-180
TOWN AND COUNTRY LIVING I	01/01/1973	XX		3766-533
TRS/BELONDA REALTY TRUST	01/01/1972	XX		3707-347

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

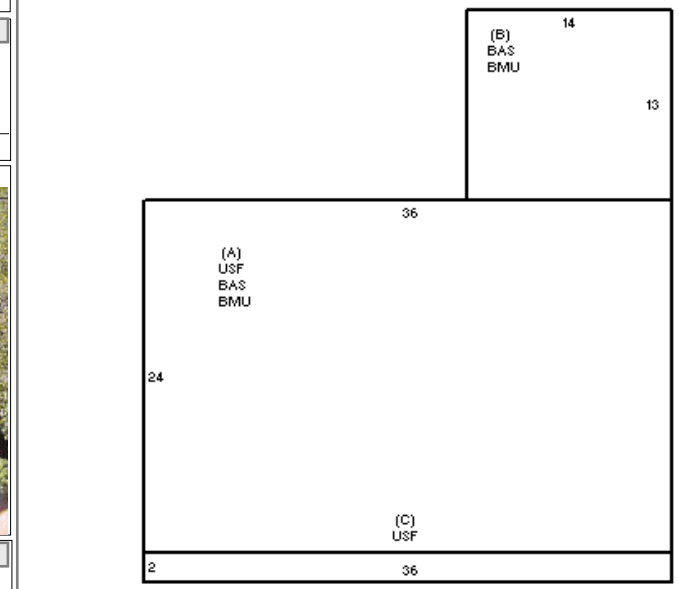
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
90-32	02/05/1990	3	ALTERATIONS				100	100
89-18	01/01/1989	3	ALTERATIONS				100	100

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	100 1.00	440,000	1.84	100 1.00	R04 1.00			378,330

TOTAL	20,400 SF	ZONING		FRNT	122
Ngh	NO. SCITUATE	NOTE	IN M20		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	378,300	343,900
BUILDING	340,700	320,700
DETACHED	0	0
OTHER	0	0
TOTAL	**719,000**	**664,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/03/2003

BLDG COMMENTS

FY12 FR- GOOD TO AVG

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/19/2011	PL
LIST	4/19/2011	EST
REVIEW	3/25/2011	KT

YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	1,982	DETAIL ADJ	1.020
$NLA(RCN)	$229	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$6,528
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,046		46.56	48,704
+	BAS	L	BASE AREA	1,046	1974	205.99	215,461
+	USF	L	UPPER STORY FIN	936	1974	187.32	175,333
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN 454,265

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 $340,700