

Key: 2175

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.101

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MEIKLEHAM ROBERT B & SARA C				26-6-2-0				18 PRATT RD			
18 PRATT RD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
SCITUATE, MA 02066				MEIKLEHAM ROBERT B & SARA				11/30/2021	QS	750,000	56098-332
				O'BRIEN MARGARET M				06/22/2012	F	100	41548-260
				O'BRIEN MARGARET M				01/01/1978	QS		4295-291

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	%
22-1146	10/27/2022	3	ALTERATIONS	42,000	05/25/2023	NC	100	100
22-0568	05/02/2022	3	ALTERATIONS	11,730	06/22/2022	JD	100	100
22-0080	01/19/2022	3	ALTERATIONS	8,500	06/22/2022	JD	100	100

LAND

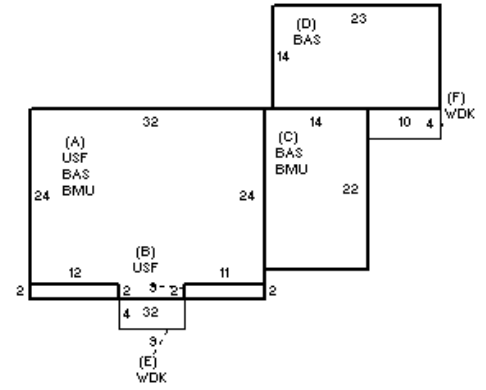
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,400	NS 1.00	100	1.00	440,000	1.84	100	1.00	R04	1.00	378,330

DETACHED

TOTAL	20,400 SF	ZONING	FRNT	135	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE IN M20. . . .	LAND	378,300	343,900		
Infl1	FACTOR 100		BUILDING	402,100	326,100		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	780,400	670,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/25/2023



BUILDING	CD	ADJ	DESC	MEASURE	6/22/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/22/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/30/2023	MR
QUALITY	A	1.00	AVERAGE [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	mls OTHER FIX=SHOWER		

BUILDING

YEAR BLT	1975	SIZE ADJ	1.000
NET AREA	2,248	DETAIL ADJ	1.020
\$NLA(RCN)	\$226	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	9	\$7,344	
# 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	24	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,094		46.02	50,341
+	BAS	L	BASE AREA	1,094	1975	201.47	220,408
+	USF	L	UPPER STORY FIN	832	1975	183.22	152,435
D	BAS	L	BASE AREA	322	2022	201.47	64,873
+	WDK	N	WOOD DECK	76		38.39	2,918
	BMG	O	BSMT GARAGE	1		2,491.00	2,491
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	509,049
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2000 / 22
COND	20 20 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$402,100