

Key: 2726

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.629

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
PRATT TODD D & TERI L 17 SEA GATE CIR SCITUATE, MA 02066				15-2-6-0				17 SEA GATE CIR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
PRATT TODD D & TERI L				07/16/2018	QS	850,000	(115447)					
COONEY MICHAEL D				08/04/2009	QS	650,000	(113607)					
GRINNELL RICHARD T & ROB				07/22/2005	D	500,000	(107663)					
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	MB 1.00	100	1.00	660,000	3.58	100	1.00	PF1	1.50	541,790

LAND

TOTAL	10,019 SF	ZONING	FRNT	78	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE			LAND	541,800	492,500
Infl1	FACTOR 100				BUILDING	613,100	545,700
Infl2	PHY 100				DETACHED	900	900
					OTHER	0	0
				TOTAL	1,155,800	1,039,100	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 SHED		80	15.97	900



BLDG COMMENTS

OTHER FIX=SHOWER

DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	3/27/2019	JD
MODEL	1		RESIDENTIAL	LIST	3/27/2019	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/30/2011	KT
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1951	SIZE ADJ	1.000
NET AREA	2,373	DETAIL ADJ	1.133
\$NLA(RCN)	\$300	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		9	1.00
BEDROOMS		5	1.00
BATHROOMS		3	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		10	\$10,877
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	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	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,162		54.31	63,107
A	USF	L	UPPER STORY FIN	746	1951	241.87	180,434
+	BAS	L	BASE AREA	1,480	1951	265.97	393,632
+	ATF	L	ATTIC FINISH	147	1951	171.84	25,261
+	WDK	N	WOOD DECK	586		46.08	27,002
	BMG	O	BSMT GARAGE	2		2,989.20	5,978
	GFP	O	GAS FIREPLACE	1		6,667.20	6,667

TOTAL RCN	712,960
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2008 / 14
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$613,100

