

Key: 3950

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.769

LEGAL LAND


| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|-------------------------------------------------------------------|---|----------|---------|------------|------|------------|--------------|--------------|------|-----|------------|-----------|
| PRATT JAMES D & JOSEPHINE B 24 BRANCH ST SCITUATE, MA 02066 | | | | 38-2-14-0 | | | | 24 BRANCH ST | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | |
| PRATT JAMES D & JOSEPHINE | | | | 12/18/2020 | O | 590,000 | 54031-225 | | | | | |
| FANNING KAREN M TR | | | | 09/22/2014 | F | 100 | 44760-147 | | | | | |
| FANNING CAROL | | | | 01/30/1987 | F | 1 | 7456-55 | | | | | |
| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
| 100 | S | 20,625 | SC 1.00 | 100 | 1.00 | 396,000 | 1.82 | 100 | 1.00 | R04 | 0.90 | 340,780 |

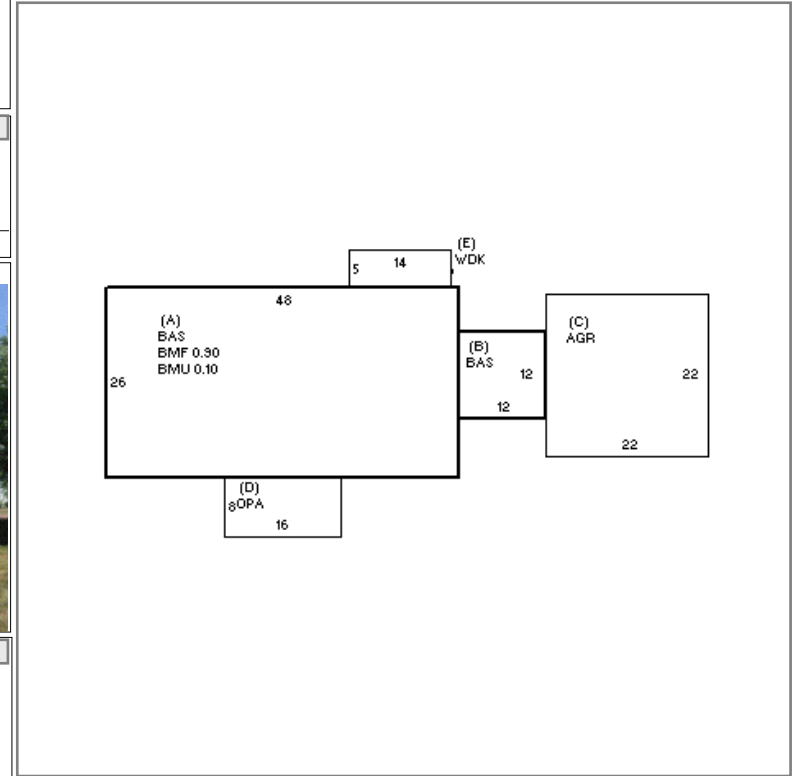
| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|------------|---------------|-------------|---------|------------|----|--------|-----|
| 1010 | 100 | SINGLE FAMILY | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 21-84 | 02/01/2021 | 3 | ALTERATIONS | 109,950 | 07/21/2021 | JD | 100 | 50 |
| 21-84 | 02/01/2021 | 3 | ALTERATIONS | 109,950 | 07/12/2022 | JD | 100 | 100 |
| 01-532 | 09/24/2001 | 3 | ALTERATIONS | | | | 100 | 100 |
| 92-633 | 08/01/1992 | 3 | ALTERATIONS | | | | 100 | 100 |
| 89-254 | 05/26/1987 | 3 | ALTERATIONS | | | | 100 | 100 |

LEGAL LAND

| TOTAL | 20,625 SF | ZONING | | FRNT | 436 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|--|------|-----|--------------|----------------|----------------|
| Ngh | SCITUATE | NOTE | | | | LAND | 340,800 | 327,000 |
| Inf1 | FACTOR 100 | | | | | BUILDING | 364,400 | 324,100 |
| Inf2 | PHY 100 | | | | | DETACHED | 1,400 | 1,300 |
| | | | | | | OTHER | 0 | 0 |
| | | | | | | TOTAL | 706,600 | 652,400 |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO |
|------------------------------------------------------------------------------------|------|------|----------|---------|-------|-----------|-------|-------|
| PTD | A | 1.00 | 10 0.90 | 12 X 14 | | 168 | 9.14 | 1,400 |
|  | | | | | | | | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 7/21/2021 | JD |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/21/2021 | EST |
| STYLE | 1 | 0.85 | RANCH [100%] | REVIEW | 7/12/2022 | JD |
| QUALITY | + | 1.10 | AVG +/GOOD - [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS
Not in MLS

BUILDING

| YEAR BLT | 1957 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 423,731 | | | |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|------------|-----------------|-------|----------|-----------|---------|----------------|---------|------------|------------|--|
| NET AREA | 1,392 | DETAIL ADJ | 0.884 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 125 | | 48.90 | 6,113 | CONDITION ELEM | CD | | | |
| \$NLA(RCN) | \$304 | OVERALL | 1.000 | EXT COVER | 2 | CLAPBOARD | 1.00 | A | BMF | N | BSMT FINISH-SEP | 1,123 | | 68.65 | 77,095 | EXTERIOR | G | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 1,392 | 1957 | 211.75 | 294,751 | INTERIOR | V | | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | C | AGR | N | ATT GARAGE | 484 | | 48.90 | 23,667 | KITCHEN | V | | | |
| | | | | FLOOR COVER | 14 | COMB | 1.00 | D | OPA | N | OPEN PORCH | 128 | | 56.65 | 7,251 | BATHS | V | | | |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | E | WDK | N | WOOD DECK | 70 | | 42.24 | 2,957 | HEAT | U | | | |
| | | | | HEATING/COOLING | 11 | HW/COOL AIR | 1.04 | F11 | O | FPL 1S IOP | 1 | | 8,009.10 | 8,009 | ELECT | U | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | GEN | O | GENERATOR | 1 | | 0.00 | | | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 2008 / 14 | |
| | | | | | | | | | | | | | | | | | | COND | 14 14 % | |
| | | | | | | | | | | | | | | | | | | FUNC | 0 | |
| | | | | | | | | | | | | | | | | | | ECON | 0 | |
| | | | | | | | | | | | | | | | | | | DEPR | 14 % GD 86 | |
| | | | | | | | | | | | | | | | | | | RCNLD | \$364,400 | |