

Key: 4166

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.984

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CURRENT OWNER				PARCEL ID				LOCATION			
CONNOLLY STEPHEN M & MARIE A 96 PRATT ROAD SCITUATE, MA 02066				39-27-25-F				215 TILDEN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CONNOLLY STEPHEN M & MARI DECOSTE GEORGE S & LUCY				10/08/2021	O	435,000	55815-162				
				01/01/1948	QS		1964-78				

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	%
22-1233	11/28/2022	2	ADDITIONS	4,000	05/08/2023	JD	100	100
22-0280	03/17/2022	1	NEW CONST	625,000	05/12/2022	JD	100	0
22-0280	03/17/2022	1	NEW CONST	625,000	05/08/2023	JD	65	65
22-0195	02/28/2022	4	DEMO	10,000	05/12/2022	JD	100	80

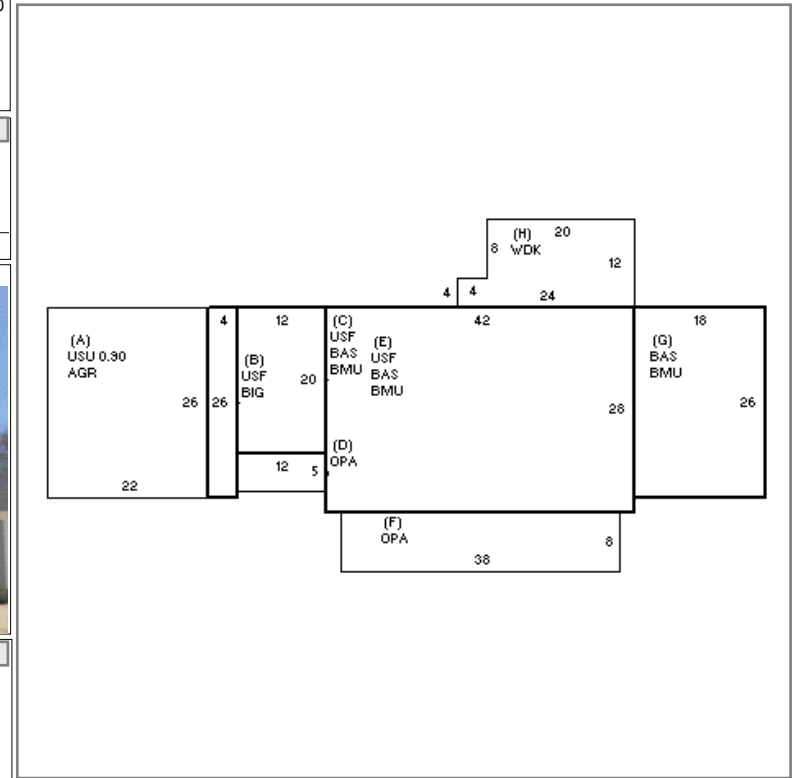
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	OS 1.00	100	1.00	440,000	1.00	100	1.00	R02	1.00	404,040
300	A	6,082	OS 1.00	100	1.00	9,900	0.83	50	0.50	R02	1.00	50,040

TOTAL	7.000 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE		N O T E	INFL3=parcel accessed via right of way- see map		LAND	454,100	415,300
Inf1	FACTOR 100			BUILDING	794,000	0		
Inf2	PHY 100			DETACHED	8,200	5,800		
					OTHER	0	0	
					TOTAL	1,256,300	421,100	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
FBN	-	0.90	70 0.30 33 X 26		858	23.60	6,100
SHF	A	1.00	10 0.90 17X11	2023	187	12.46	2,100

PHOTO 05/08/2023

BUILDING	CD	ADJ	DESC	MEASURE	5/8/2023	JD
MODEL	1		RESIDENTIAL	LIST	5/8/2023	JD
STYLE	5	1.11	COLONIAL [69%]	REVIEW		
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [69%]			



YEAR BLT	2023	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,221,557			
NET AREA	3,404	DETAIL ADJ	1.141	FOUNDATION	4	CONT BSMT WALL	1.00	A	AGR	N	ATT GARAGE	572		57.73	33,020	CONDITION ELEM	CD			
\$NLA(RCN)	\$359	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USU	N	UPPER STORY UNF	515		117.43	60,479	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	B	BIG	N	BUILT-IN GARAGE	104		65.87	6,850	INTERIOR	A			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	344	2023	266.41	91,645	KITCHEN	A			
				FLOOR COVER	1.00		1.00	+	BMU	N	BSMT UNFINISHED	1,884		57.17	107,712	BATHS	A			
				INT FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	708	2023	292.96	207,413	HEAT	A			
				HEATING/COOLING	9	WARM/COOL AIR	1.03	+	OPA	N	OPEN PORCH	364		72.10	26,244	ELECT	A			
				FUEL SOURCE	1	OIL	1.00	E	BAS	L	BASE AREA	1,176	2023	292.96	344,518					
									E	USF	L	UPPER STORY FIN	1,176	2023	266.41	313,302				
									H	WDK	N	WOOD DECK	256		53.76	13,762				
																			EFF.YR/AGE	2022 / 0
																			COND	0 0 %
																			FUNC	35 uc
																			ECON	0
																			DEPR	35 % GD 65
																			RCNLD	\$794,000