Key: 4790

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4,542

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PRATT CHRISTOPHER &	46-12-11-0	6 SPAULDING AV
CATHERINE PRATT DORSEY		
6 SPAULDING AV		
SCITUATE, MA 02066		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PRATT CHRISTOPHER &	10/27/2011	H	280,000	40496-268
WEBBER SAMUEL & MELODY AN	08/27/1996	F	1	14612-84
DWYER FREDERICK J & ANNA	08/01/1985	QS	94,251	6228-5

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

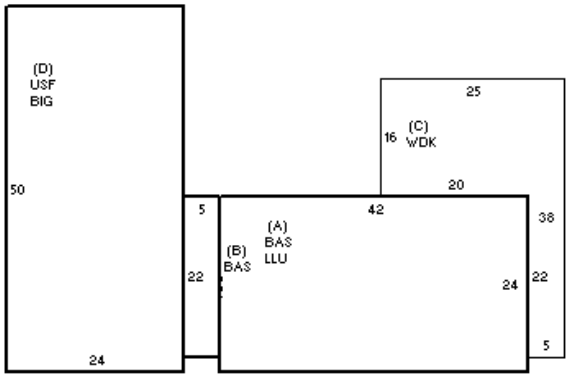
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		2	ADDITIONS		07/17/2007	SJ	0	0
		3	ALTERATIONS		08/03/2006	SJ	0	0
		2	ADDITIONS		06/28/2005	SJ	0	0
		2	ADDITIONS		08/17/2004	SJ	0	0
96-471	10/02/1996	2	ADDITIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,381	OS 1.00	100 1.00	100 1.00	440,000	3.45	100 1.00	R08 1.00			361,930

TOTAL	10,367 SF	ZONING		FRNT	115
Ngh	OCEANSIDE	NOTE	IN M40		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	361,900	329,000
BUILDING	395,500	351,600
DETACHED	0	0
OTHER	0	0
TOTAL	**757,400**	**680,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/20/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.00	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/18/2014	SJ
LIST	5/18/2014	EST
REVIEW	3/30/2011	ER

YEAR BLT	1982	SIZE ADJ	1.000
NET AREA	2,318	DETAIL ADJ	1.000
$NLA(RCN)	$231	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,400
# 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	13	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	1,008		54.22	54,657
+	BAS	L	BASE AREA	1,118	1982	186.77	208,808
C	WDK	N	WOOD DECK	510		38.40	19,584
D	BIG	N	BUILT-IN GARAGE	1,200		37.66	45,194
D	USF	L	UPPER STORY FIN	1,200	1982	169.85	203,815

TOTAL RCN	534,458
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1985 / 37	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$395,500