

Key: 7183

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.865

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PRATT MICHAEL D & LISA M 4 CHARLES DRIVE CANTON, MA 02021				70-4-9-0				0 CENTRAL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
PRATT MICHAEL D & LISA M				12/18/2019	H	587,800		(129607)			
TEEHAN MARIE P TR				10/03/2005	F	1		(108069)			
OBRIEN FRANCIS X				01/01/1972	QS	48293-N/A					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1060	100	ACC IMP					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		1	NEW CONST		06/12/2023	JD	100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	HUM 1.00	VU 0.05	100 1.00	31,900	3.58	100 1.00	RF2 1.45			26,190

TOTAL	10,000 SF	ZONING	FRNT	47	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	N O T E			LAND	26,200	23,800
Infl1	VACANT UNBLD		BUILDING	0	0		
Infl2	PHY 100		DETACHED	48,000	0		
			OTHER	0	0		
			TOTAL	74,200	23,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
PPD	A	1.00 10 0.90	70X4	2023	280	190.33	48,000	

BUILDING	CD	ADJ	DESC	MEASURE
MODEL				LIST
STYLE				REVIEW
QUALITY				
FRAME				

YEAR BLT	NET AREA	\$NLA(RCN)	SIZE ADJ	DETAIL ADJ	OVERALL	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN



CAPACITY	UNITS	ADJ

TOTAL RCN	CONDITION ELEM	CD

EFF.YR/AGE	
COND	
FUNC	
ECON	
DEPR	% GD
RCNLD	