

Key: 7194

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.876

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
PRATT MICHAEL D & LISA M 4 CHARLES DRIVE CANTON, MA 02021				70-1-6-0				210 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)				

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	%
92-518	06/01/1992	3	ALTERATIONS				100	100
89-318	06/22/1989	3	ALTERATIONS				100	100

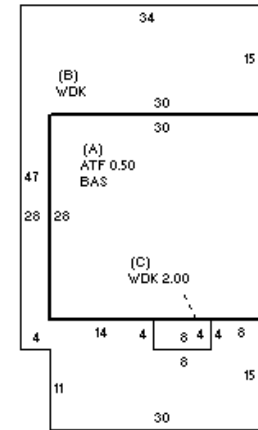
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	11,750 HUM	1.00	100	1.00	100	1.00	748,000	3.07	100	1.00	WF7 1.70	619,630

TOTAL	11,761 SF	ZONING		FRNT	49	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE				LAND	619,600	530,200
Inf1	FACTOR 100		BUILDING	240,600	216,800			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	860,200	747,000

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/15/2009	PL
MODEL	1		RESIDENTIAL	LIST	10/15/2009	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/10/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	320,858	
NET AREA	1,260	DETAIL ADJ	1.078	FOUNDATION	1	PIER	0.98	A	BAS	L	BASE AREA	840	1974	240.65	202,146	CONDITION ELEM	CD	
\$NLA(RCN)	\$255	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	ATF	L	ATTIC FINISH	420	1974	155.49	65,304	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	1,120		38.40	43,008	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00		FPL	O	FIREPLACE	1		7,813.00	7,813	KITCHEN		
				FLOOR COVER	14	COMB	1.00									BATHS		
				INT FINISH	2	DRYWALL	1.00									HEAT		
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT		
				FUEL SOURCE	99	N/A	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1.5	1.00															
ROOMS		4	1.00															
BEDROOMS		2	1.00															
BATHROOMS		1	1.00															
# 1/2 BATHS		0	1.00															
TOT FIXTURES		3	\$2,587															
# UNITS		1	1.00															
EFF.YR/AGE 1990 / 32																		
COND 25 25 %																		
FUNC 0																		
ECON 0																		
DEPR 25 % GD 75																		
RCNLD \$240,600																		