

Key: 204

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 185

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
EGAN KATHRYN MARY & CHIN MATTHEW LEE 22 WHORTLEBERRY LN SCITUATE, MA 02066				12-1-26-0				22 WHORTLEBERRY LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
EGAN KATHRYN MARY & OLIVER THOMAS D & LANG GEORGE				05/19/2020	QS	522,800	(130186)				
				05/30/2017	QS	430,000	(125212)				
				12/09/2015	H	303,000	(122804)				

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	%
15-873		7	OTHERS		07/10/2018	JD	100	100
90-592	12/21/2015	3	ALTERATIONS	36,000	06/08/2016	SJ	100	100
	09/01/1990	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,500	NS	1.00	1.00	374,000	1.31	1.00	R03	0.85		332,160

TOTAL	29,500 SF	ZONING		FRNT	49	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE		LAND	332,200	319,700		
Inf1	FACTOR 100		BUILDING	353,200	314,200			
Inf2	PHY 100		DETACHED	1,700	1,600			
			OTHER	0	0			
TOTAL				TOTAL	687,100	635,500		

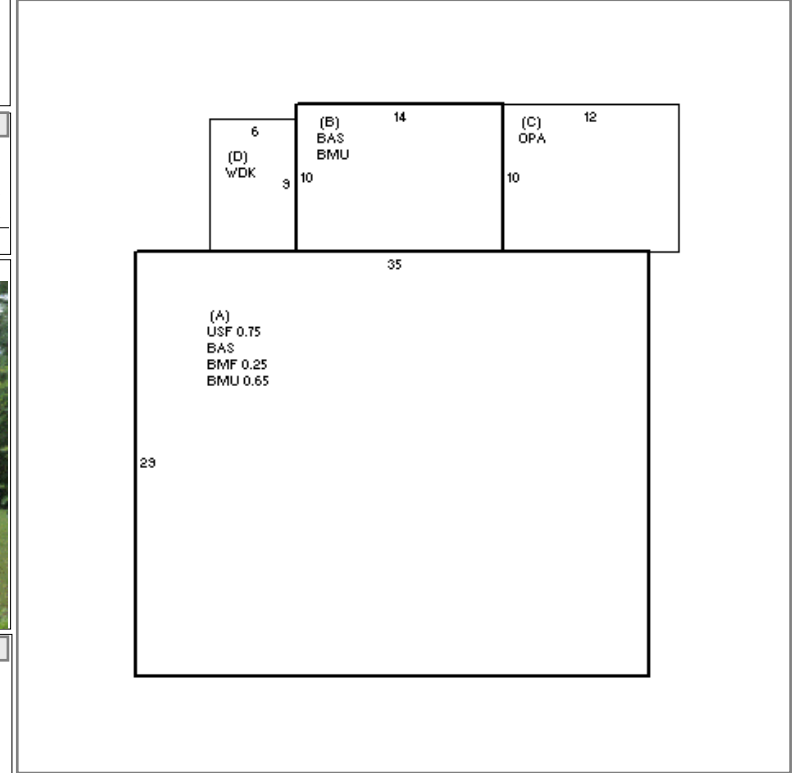
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 10X6		60	17.03	500
PTD	A	1.00	40 0.60 24X10		240	8.30	1,200

PHOTO 06/15/2021



BLDG COMMENTS	MLS
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BUILDING	CD	ADJ	DESC	MEASURE	6/15/2021	JD
MODEL	1		RESIDENTIAL	LIST	6/15/2021	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	7/10/2018	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	504,580	
NET AREA	1,916	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	800		46.48	37,183	CONDITION ELEM	CD	
\$NLA(RCN)	\$263	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	254		65.25	16,573	EXTERIOR	A	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,155	1954	228.00	263,343	INTERIOR	G
STORIES	1.75	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	761	1954	207.34	157,789	KITCHEN	G		
ROOMS	6	1.00	FLOOR COVER	1	HARDWOOD	1.00	C	OPA	N	OPEN PORCH	120		51.50	6,180	BATHS	G		
BEDROOMS	3	1.00	INT FINISH	1	PLASTER	1.00	D	WDK	N	WOOD DECK	54		38.41	2,074	HEAT	A		
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1			8,239.00	8,239	ELECT	A		
# 1/2 BATHS	0	1.00	FUEL SOURCE	1	OIL	1.00	FPL	O	FIREPLACE	1			7,813.00	7,813				
TOT FIXTURES	6	\$5,386																
# UNITS	1	1.00																

EFF.YR/AGE	1973 / 49
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$353,200