

Key: 3245

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.128

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
HOSS STEPHEN D TR & DIANNE E TR 70 EGYPT AV SCITUATE, MA 02066		28-3-3-0		70 EGYPT AV	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
HOSS STEPHEN D TR & HOSS STEPHEN D & DIANNE E		07/16/2014	F	100	44535-220
DAMON FREDERICK A JR		05/30/1984	QS	62,500	5656-203
		07/20/1979	XX		4691-441

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 %
01-716		3	ALTERATIONS		02/24/2004	PJB	100 100
93-332	12/18/2001	3	ALTERATIONS				100 100
	06/15/1993	3	ALTERATIONS				100 100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,862 OS	1.00	100	1.00	668,800	5.94	95	0.95	WF7	1.60	534,860

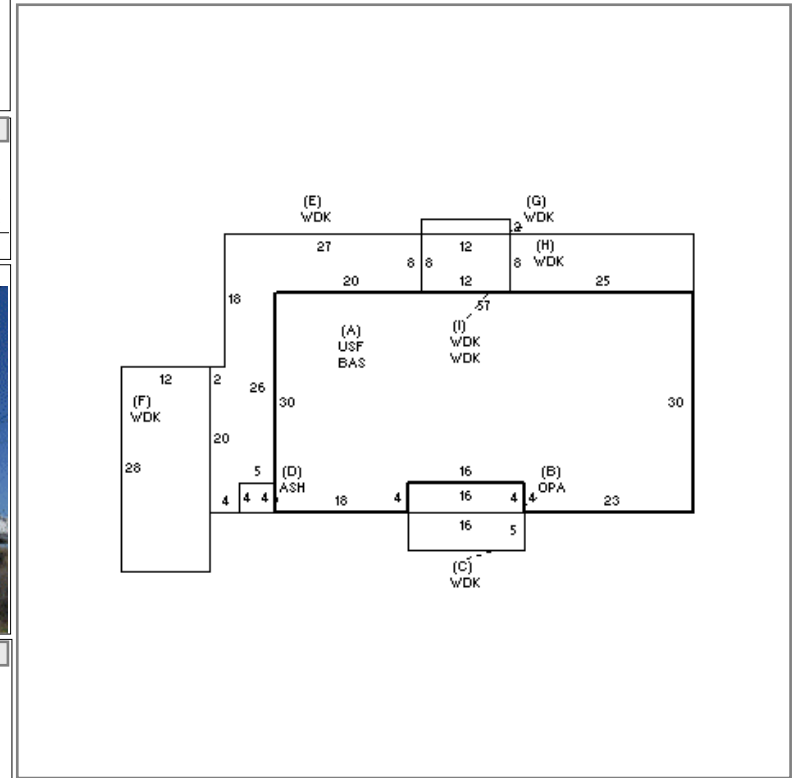
TOTAL	5,862 SF	ZONING	N O T E	FRNT	278	ASSESSED	LAND 534,900 BUILDING 808,900 DETACHED 600 OTHER 0 TOTAL 1,344,400	CURRENT	486,200 676,200 500 0 1,162,900	PREVIOUS	
Ngh	OCEANSIDE	HOUSE WAS 2 SEA ST DIRECT WF/UNOBST WV		FY12 - INFL 3 = NOT							
Infl1	FACTOR 100										
Infl2	PHY 100										

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED	2000	500	1.10	600



PHOTO 04/16/2008

BLDG COMMENTS  
OTHER FIX=SHOWER  
FY12 STYLE CHANGE FROM CONV TO CAPE PER FIELD REVIEW.



BUILDING	CD	ADJ	DESC	MEASURE	11/16/2010	PL
MODEL	1		RESIDENTIAL	LIST	11/16/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	4/6/2011	KT
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2002	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,292	DETAIL ADJ	1.119	FOUNDATION	1	PIER	0.98	A	BAS	L	BASE AREA	1,646	2002	292.92	482,150
\$NLA(RCN)	\$307	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	1,646	2002	266.38	438,463
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	64		72.10	4,614
STORIES	2	1.00		ROOF COVER	2	WOOD SHINGLES	1.01	+	WDK	N	WOOD DECK	1,278		53.76	68,705
ROOMS	7	1.00		FLOOR COVER	99	N/A	1.00	D	ASH	N	ATT SHED	20		31.29	626
BEDROOMS	4	1.00		INT FINISH	99	N/A	1.00	GFP	O		GAS FIREPLACE	1		7,778.40	7,778
BATHROOMS	2	1.00		HEATING/COOLING	9	WARM/COOL AIR	1.03								
# 1/2 BATHS	0	1.00		FUEL SOURCE	2	GAS	1.00								
TOT FIXTURES	7	\$8,772													
# UNITS	1	1.00													

TOTAL RCN	1,011,109
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2002 / 20
COND	18 18%
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$808,900