

Key: 3359

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.239

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CURRENT OWNER				PARCEL ID				LOCATION			
KOSMAN THOMAS J JR, TRS 18 EGYPT BEACH RD SCITUATE, MA 02066				28-21-2-0				18 EGYPT BEACH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
KOSMAN THOMAS J JR, TRS				12/22/2010	F	1 39450-288					
KOSMAN THOMAS J SR & PAUL				12/22/2010	F	1 39450-271					
KOSMAN THOMAS J., JR TRS				02/24/2010	F	1 38265-293					

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	%
01-366	07/16/2001	3	ALTERATIONS				100	100

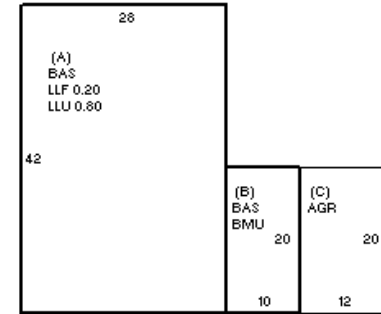
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CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,000	OS 1.00	100	1.00	440,000	1.71	100	1.00	R03	1.00	380,620

TOTAL	22,000 SF	ZONING	FRNT	105	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E			LAND	380,600	346,000
Inf1	FACTOR 100		LAND	272,500	246,000		
Inf2	PHY 100		BUILDING	200	200		
			DETACHED	0	0		
			OTHER	0	0		
			<b>TOTAL</b>	<b>653,300</b>	<b>592,200</b>		

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		200	1.10	200



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BUILDING	CD	ADJ	DESC	MEASURE	9/8/2010	PL
MODEL	1		RESIDENTIAL	LIST	9/8/2010	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	4/7/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	394,962		
NET AREA	1,611	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	941		57.30	53,924				
\$NLA(RCN)	\$245	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	LLF	L	LOWER LEVEL FIN	235	1954	136.14	31,994				
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,376	1954	197.38	271,601				
				ROOF COVER	1	ASPH SHINGLES	1.00	B	BMU	N	BSMT UNFINISHED	200		63.15	12,630				
				FLOOR COVER	99	N/A	1.00	C	AGR	N	ATT GARAGE	240		56.05	13,452				
				INT FINISH	99	N/A	1.00	F11	O	O	FPL 1S 10P	1		7,281.00	7,281				
				HEATING/COOLING	2	HOT WATER	1.02	GEN	O	O	GENERATOR	1		0.00					
				FUEL SOURCE	99	N/A	1.00												
																		CONDITION ELEM	CD
																		EXTERIOR	
																		INTERIOR	
																		KITCHEN	
																		BATHS	
																		HEAT	
																		ELECT	
																		EFF.YR/AGE	1972 / 50
																		COND	31 31 %
																		FUNC	0
																		ECON	0
																		DEPR	31 % GD 69
																		RCNLD	\$272,500