

Key: 3363

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.243

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
LAKO FABIAN & ZOUSTI ELENA 14 EGYPT BEACH RD SCITUATE, MA 02066				28-21-2-A				14 EGYPT BEACH RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				LAKO FABIAN & WHITNEY JENNIFER S				08/24/2015	QS	425,000	45959-268	
				WHITNEY GERARD C & JENNIF				01/13/2015	F	1	45138-74	
								06/09/1987	QS		7767-170	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-0860	08/08/2023	3	ALTERATIONS	5,000				0
93-607	10/13/1993	7	OTHERS				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,400	OS 1.00	100	1.00	440,000	1.76	100	1.00	R03		379,750

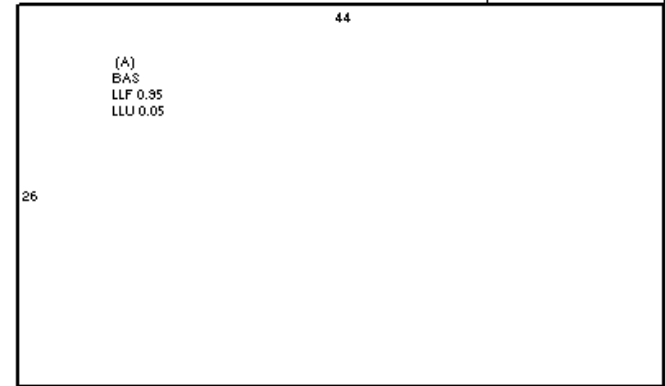
TOTAL	21,400 SF	ZONING	FRNT	93	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	379,800	345,200
Infl1	FACTOR 100		BUILDING	299,400	266,500		
Infl2	PHY 100		DETACHED	400	400		
			OTHER	0	0		
					TOTAL	679,600	612,100

(B)
WDK
OPA

12

12

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



BUILDING	CD	ADJ	DESC	MEASURE	9/8/2010	PL
MODEL	1		RESIDENTIAL	LIST		
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	1982	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	404,570	
NET AREA	2,231	DETAIL ADJ	1.009	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	57		57.67	3,287	CONDITION ELEM	CD	
\$NLA(RCN)	\$181	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	LLF	L	LOWER LEVEL FIN	1,087	1982	137.03	148,947	EXTERIOR		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,144	1982	198.66	227,266	INTERIOR	
STORIES	1	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	144		51.50	7,416	KITCHEN		
ROOMS	12	1.00		FLOOR COVER	99	N/A	1.00	B	WDK	N	WOOD DECK	144		38.40	5,530	BATHS		
BEDROOMS	4	1.00		INT FINISH	99	N/A	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281	BATHS		
BATHROOMS	2	1.00		HEATING/COOLING	5	ELECTRIC BB	0.99									HEAT		
# 1/2 BATHS	0	1.00		FUEL SOURCE	3	ELECTRIC	1.00									ELECT		
TOT FIXTURES	6	\$4,843																
# UNITS	2	1.02																
																EFF.YR/AGE	1985 / 37	
																COND	26 26 %	
																FUNC	0	
																ECON	0	
																DEPR	26 % GD 74	
																RCNLD	\$299,400	