Key: 3365

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3,245

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SULLIVAN DANIEL &	28-21-2-B	10 EGYPT BEACH RD
KLAUBER ELIZABETH		
10 EGYPT BEACH RD		
SCITUATE, MA 02066		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SULLIVAN DANIEL &	11/02/2021	QS	800,000	55953-81
CHOCHREK JOSEPH & ANNE	06/24/1982	QS	65,515	5165-493
DELPRETE DAVID M	01/28/1982	XX		5107-324

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

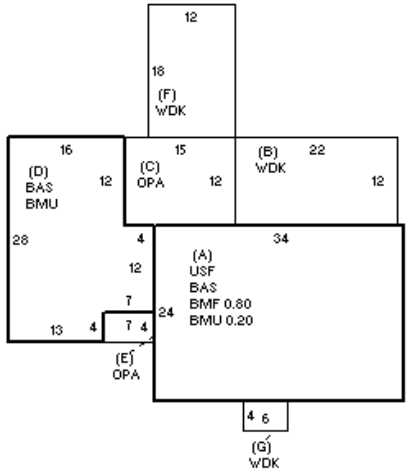
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,700	OS 1.00	100 1.00	100 1.00	440,000	1.81	100 1.00	R03 1.00			378,750

TOTAL	20,700 SF	ZONING		FRNT	87
Ngh	OCEANSIDE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	378,800	344,300
BUILDING	435,100	402,600
DETACHED	0	0
OTHER	0	0
TOTAL	**813,900**	**746,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/28/2022

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/28/2022	JD
LIST	6/28/2022	EST
REVIEW	4/7/2011	KT

BLDG COMMENTS

MLS

YEAR BLT	1982	SIZE ADJ	1.000
NET AREA	2,116	DETAIL ADJ	1.040
$NLA(RCN)	$254	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$6,656
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	647		44.04	28,492
A	BMF	N	BSMT FINISH-SEP	653		61.82	40,368
+	BAS	L	BASE AREA	1,300	1982	207.39	269,612
A	USF	L	UPPER STORY FIN	816	1982	188.60	153,899
+	WDK	N	WOOD DECK	504		38.40	19,354
+	OPA	N	OPEN PORCH	208		51.50	10,712
	BMG	O	BSMT GARAGE	1		2,491.00	2,491
	GFP	O	GAS FIREPLACE	1		5,556.00	5,556

TOTAL RCN 537,140

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE 2003 / 19

COND	18	18 %	
FUNC	0		
ECON	0		
DEPR	19	% GD	81

RCNLD $435,100