

Key: 3366

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.246

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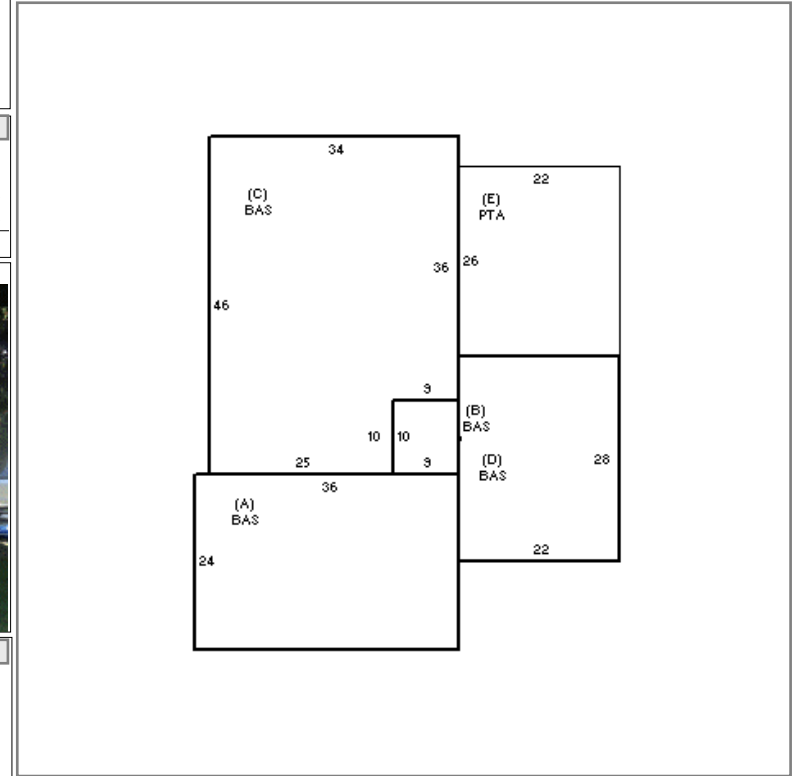
CURRENT OWNER				PARCEL ID				LOCATION				
GROMAN TODD & JANINE 182 FRUIT STREET HOPKINTON, MA 01748				28-21-3-0				6 EGYPT BEACH RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
GROMAN TODD & JANINE				02/18/2022	O	590,000	(133461)					
CORREA LUIS A JR, & ANN				10/08/2008	QS	324,000	(112564)					
YOUNG GARRY O & NANCY L				07/31/1992	QS	145,000	(83357)					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,304	OS 1.00	100	1.00	440,000	1.62	100	1.00	R03		382,440

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	%
22-0946	09/09/2022	2	ADDITIONS	297,000	03/27/2023	JD	100	70
22-0946	09/09/2022	2	ADDITIONS	297,000	09/05/2023	JD	85	85
		7	OTHERS		05/12/2022	JD	100	100
09-249	06/15/2009	3	ALTERATIONS	6,800	07/28/2010	SJ	100	100
90-420	07/20/1990	3	ALTERATIONS				100	100

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TOTAL	23,304 SF	ZONING	FRNT	93	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E			LAND	382,400	347,700
Inf1	FACTOR 100		BUILDING	492,100	148,700		
Inf2	PHY 100		DETACHED	1,000	500		
			OTHER	0	0		
			TOTAL	875,500	496,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 12X8		96	14.95	1,000



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BUILDING	CD	ADJ	DESC	MEASURE	3/27/2023	JD
MODEL	1		RESIDENTIAL	LIST	3/27/2023	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	9/5/2023	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

MLS

YEAR BLT	1953	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	578,986			
NET AREA	3,044	DETAIL ADJ	0.875	FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	954	1953	181.79	173,432	CONDITION ELEM	CD			
\$NLA(RCN)	\$190	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	2,090	2023	181.79	379,949	EXTERIOR	V			
				ROOF SHAPE	1	GABLE	1.00	E	PTA	N	PATIO	572		16.39	9,375	INTERIOR	V			
				ROOF COVER	1	ASPH SHINGLES	1.00		F11	O	FPL 1S 1OP	1		8,009.10	8,009	KITCHEN	V			
				FLOOR COVER	24	COMB	1.00		ODS	O	OUT DOOR SHOWER	1		1,291.40	1,291	BATHS	V			
				INT FINISH	2	DRYWALL	1.00									HEAT	U			
				HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT	U			
				FUEL SOURCE	2	GAS	1.00													
																		EFF.YR/AGE	2022 / 0	
																		COND	0 0 %	
																		FUNC	15 uc	
																		ECON	0	
																		DEPR	15 % GD 85	
																		RCNLD	\$492,100	