

Key: 3426

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.306

LEGALS

LAND

DETACHED

BUILDING

| CURRENT OWNER                      |  |  |  | PARCEL ID  |  |  |  | LOCATION         |    |            |              |
|------------------------------------|--|--|--|--|--|--|--|------------------|----|------------|--------------|
| PANARELLI MICHAEL J TR & MARY G TR |  |  |  | 28-22-2-C  |  |  |  | 7 EGYPT BEACH RD |    |            |              |
| 7 EGYPT BEACH RD                   |  |  |  | TRANSFER HISTORY                                   |  |  |  | DOS              | T  | SALE PRICE | BK-PG (Cert) |
| SCITUATE, MA 02066                 |  |  |  | PANARELLI MICHAEL J TR & PANARELLI MICHAEL J & MAR |  |  |  | 06/14/2021       | F  | 1          | 55140-55     |
|                                    |  |  |  | JOHNDROW ELIZABETH C & LE                          |  |  |  | 01/10/2020       | QS | 510,000    | 52209-307    |
|                                    |  |  |  |  |  |  |  | 01/07/2009       | F  | 1          | 36664-293    |

| 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    | %   |
| 20-387 | 07/06/2020 | 7             | OTHERS ALTERATIONS | 40,000 | 07/13/2021 | JD | 100    | 100 |
|        |            | 3             |                    |        | 07/12/2021 | JD | 100    | 100 |

| CD  | T | AC/SF/UN | Ngh     | Inf1     | Inf2     | ADJ BASE | SAF  | Inf3     | Lpi | VC   | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|----------|----------|----------|------|----------|-----|------|------------|-----------|
| 100 | S | 22,600   | OS 1.00 | 100 1.00 | 100 1.00 | 440,000  | 1.67 | 100 1.00 | R03 | 1.00 |            | 381,460   |

| TOTAL | 22,600 SF  | ZONING | FRNT     | 111     | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|---------|----------|---------|----------|
| Ngh   | OCEANSIDE  | NOTE   |          |         | LAND     | 381,500 | 346,800  |
| Inf1  | FACTOR 100 |        | BUILDING | 318,300 | 283,400  |         |          |
| Inf2  | PHY 100    |        | DETACHED | 17,800  | 16,900   |         |          |
|       |            |        | OTHER    | 0       | 0        |         |          |
|       |            |        |          |         | TOTAL    | 717,600 | 647,100  |

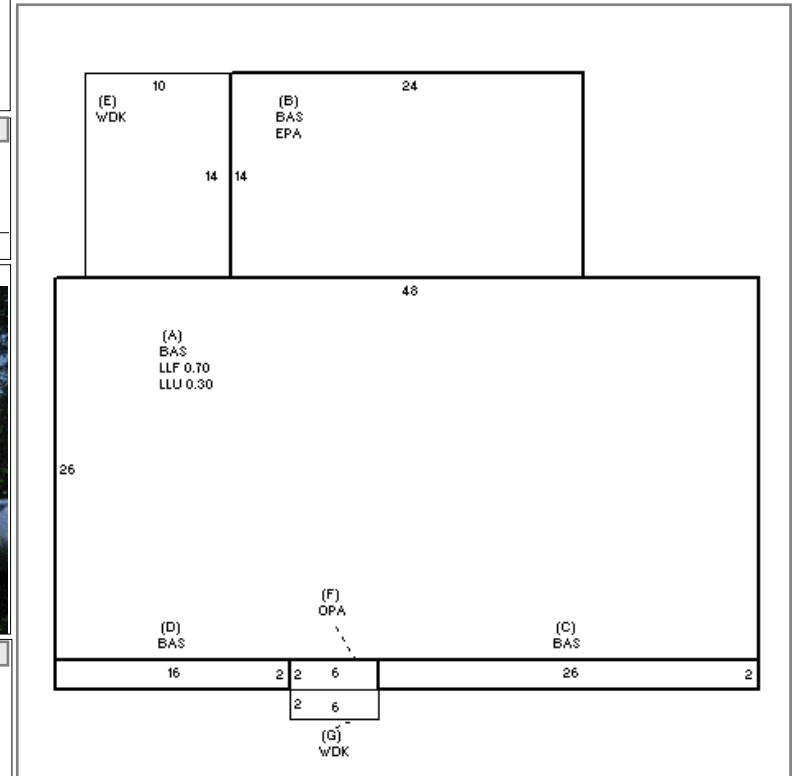
| TY  | QUAL | COND | DIM/NOTE | YB        | UNITS | ADJ PRICE | RCNLD  |
|-----|------|------|----------|-----------|-------|-----------|--------|
| DGF | L    | 0.80 | 20 0.80  | GRG 22X23 | 1961  | 506       | 36.65  |
| SHF | G    | 1.20 | 20 0.80  | 12 X 22   |       | 264       | 14.02  |
|     |      |      |          |           |       |           | 14,800 |
|     |      |      |          |           |       |           | 3,000  |



BLDG COMMENTS

MLS

| BUILDING | CD | ADJ  | DESC                | MEASURE | 7/13/2021 | JD  |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 7/13/2021 | EST |
| STYLE    | 2  | 1.00 | RAISED RANCH [100%] | REVIEW  | 9/14/2020 | JD  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]      |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |     |



| YEAR BLT   | 1960  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 513,422 |            |            |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA   | 2,542 | DETAIL ADJ | 1.040 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | A | LLU | N | LOWER LEVEL UNF | 374   |      | 57.35     | 21,448  | CONDITION ELEM | CD      |            |            |
| \$NLA(RCN) | \$202 | OVERALL    | 1.000 | EXT COVER       | 4  | VINYL          | 1.00 | A | LLF | L | LOWER LEVEL FIN | 874   | 1960 | 136.25    | 119,079 | EXTERIOR       | A       |            |            |
|            |       |            |       | ROOF SHAPE      | 2  | HIP            | 1.00 | B | EPA | N | ENCLOSED PORCH  | 336   |      | 90.20     | 30,307  | INTERIOR       | A       |            |            |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | + | BAS | L | BASE AREA       | 1,668 | 1960 | 197.53    | 329,477 | KITCHEN        | F       |            |            |
|            |       |            |       | FLOOR COVER     | 24 | COMB           | 1.00 | + | WDK | N | WOOD DECK       | 152   |      | 38.40     | 5,837   | BATHS          | A       |            |            |
|            |       |            |       | INT FINISH      | 1  | PLASTER        | 1.00 | F | OPA | N | OPEN PORCH      | 12    |      | 51.50     | 618     | HEAT           | A       |            |            |
|            |       |            |       | HEATING/COOLING | 11 | HW/COOL AIR    | 1.04 |   | GEN | O | GENERATOR       | 1     |      | 0.00      |         | ELECT          | A       |            |            |
|            |       |            |       | FUEL SOURCE     | 2  | GAS            | 1.00 |   |     |   |                 |       |      |           |         |                |         |            |            |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | EFF.YR/AGE | 1967 / 55  |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | COND       | 38 38 %    |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | FUNC       | 0          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | ECON       | 0          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | DEPR       | 38 % GD 62 |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | RCNLD      | \$318,300  |