**Key: 3832**

# Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3,650

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| STELLA EDWARD A & SUSAN K<br>1 EGYPT AVENUE<br>SCITUATE, MA 02066 | 34-13-1-0 | 1 EGYPT AV |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| STELLA EDWARD A & SUSAN K | 04/25/1989 | QS | 125,000 | 9103-85 |
| TROZZI FREDERICK C & ANTI | 09/09/1985 | XX | | 6298-247 |
| KEELY KRISTINE | 10/05/1983 | XX | | 5473-228 |

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

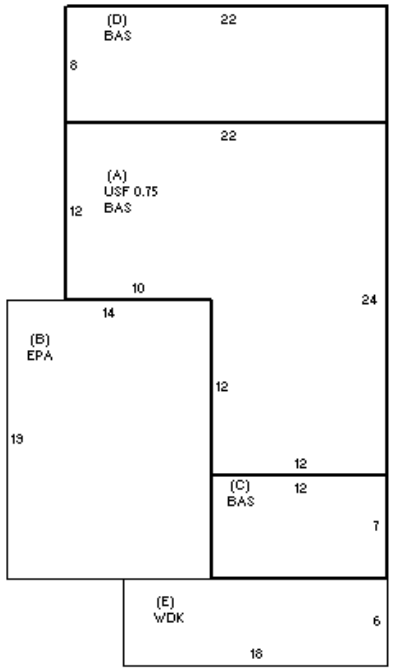
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | | 7 | OTHERS | | 04/12/2023 | JD | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 3,562 | OS 1.00 | 100 1.00 | 100 1.00 | 440,000 | 9.58 | 100 1.00 | R08 1.00 | | | 344,700 |

| TOTAL | 3,562 SF | ZONING | | FRNT | 137 |
|---|---|---|---|---|---|
| Ngh | OCEANSIDE | NOTE | | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 344,700 | 313,400 |
| BUILDING | 169,600 | 72,000 |
| DETACHED | 9,100 | 1,000 |
| OTHER | 0 | 0 |
| TOTAL | **523,400** | **386,400** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| DGF | A 1.00 | 30 0.70 | 12X18 | | 216 | 54.75 | 8,300 |
| SHF | A 1.00 | 30 0.70 | 8X8 | | 64 | 17.03 | 800 |

PHOTO 04/12/2023

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 7 | 1.20 | CONVENTIONAL [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 4/12/2023 | JD |
|---|---|---|
| LIST | 4/12/2023 | EST |
| REVIEW | 4/6/2011 | ER |

| YEAR BLT | 1925 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 974 | DETAIL ADJ | 1.200 |
| $NLA(RCN) | $322 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 2 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| # 1/2 BATHS | 0 | 1.00 |
| TOT FIXTURES | 3 | $2,880 |
| # UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 3 | CONT WALL | 1.00 |
| EXT COVER | 2 | CLAPBOARD | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH SHINGLES | 1.00 |
| FLOOR COVER | 2 | SOFTWOOD | 1.00 |
| INT FINISH | 1 | PLASTER | 1.00 |
| HEATING/COOLING | 1 | FORCED AIR | 1.00 |
| FUEL SOURCE | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BAS | L | BASE AREA | 668 | 1925 | 288.63 | 192,803 |
| A | USF | L | UPPER STORY FIN | 306 | 1925 | 262.48 | 80,318 |
| B | EPA | N | ENCLOSED PORCH | 266 | | 90.20 | 23,993 |
| E | WDK | N | WOOD DECK | 108 | | 38.40 | 4,147 |
| | F21 | O | FPL 2S 1OP | 1 | | 8,239.00 | 8,239 |
| | ODS | O | OUT DOOR SHOWER | 1 | | 1,610.00 | 1,610 |

| TOTAL RCN | 313,990 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | F |
| INTERIOR | F |
| KITCHEN | F |
| BATHS | F |
| HEAT | O |
| ELECT | A |

| EFF.YR/AGE | 1961 / 61 | |
|---|---|---|
| COND | 46 | 46 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 46 | % GD 54 |
| RCNLD | | $169,600 |