

Key: 5723

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.449

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
EGAN RICHARD J & ROBERT M 3107 HOCKLEY DR HINGHAM, MA 02043				46-1-27-0				39 REBECCA RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
EGAN RICHARD J & ROBERT M				11/15/1989	QS	9460-153		2498-219			
EGAN RICHARD & MARGARET				01/01/1957	QS						

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	%
93-96	12/21/2022	7	OTHERS		08/01/2023	JD	100	100
91-703	03/01/1993	3	ALTERATIONS				100	100
	11/21/1991	3	ALTERATIONS				100	100

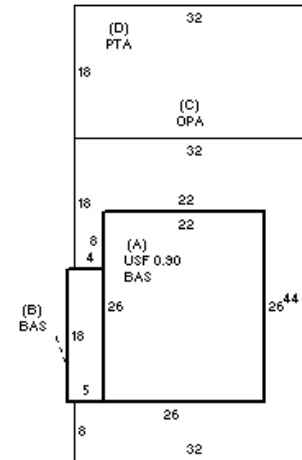
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	3,152 OS	1.00	100	1.00	100	1.00	660,000	10.78	100	1.00	WF6 1.50	514,640

DETACHED

TOTAL	3,152 SF	ZONING	FRNT	34	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	514,600	467,900		
Inf1	FACTOR 100		BUILDING	170,500	111,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	685,100	579,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/1/2023	JD
MODEL	1		RESIDENTIAL	LIST	8/1/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/22/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

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YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	315.661
NET AREA	1,177	DETAIL ADJ	0.999	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	662	1920	227.23	150,423		
\$NLA(RCN)	\$268	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	515	1920	206.64	106,418		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	764		51.50	39,346		
STORIES	2	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	D	PTA	N	PATIO	576		14.90	8,582		
ROOMS	6	1.00		FLOOR COVER	2	SOFTWOOD	1.00	GFP	O	GAS FIREPLACE	1			5,556.00	5,556		
BEDROOMS	4	1.00		INT FINISH	1	PLASTER	1.00	ODS	O	OUT DOOR SHOWER	1			1,340.00	1,340		
BATHROOMS	1	1.00		HEATING/COOLING	13	NONE	0.85										
# 1/2 BATHS	1	1.00		FUEL SOURCE	8	NONE	1.00										
TOT FIXTURES	5	\$3,996															
# UNITS	1	1.00															
																EFF.YR/AGE	1961 / 61
																COND	46 46 %
																FUNC	0
																ECON	0
																DEPR	46 % GD 54
																RCNLD	\$170,500