

Key: 6466

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.170

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HENDERSON CHRISTOPHER & ERIN 1 PEGGOTTY BEACH RD SCITUATE, MA 02066				56-1-2-0				1 PEGGOTTY BEACH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HENDERSON CHRISTOPHER & E				05/15/2019	O	825,000	51110-14				
LEWIS ANNMARIE				10/26/2004	QS	760,000	29327-89				
COLLINS WALTER W AND JEAN				06/03/1994	QS	200,000	12927-28				

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	%
19-322	05/06/2019	3	OTHERS	30,000	08/03/2020	JD	100	100
19-322	05/06/2019	3	ALTERATIONS	30,000	08/27/2019	JD	100	50
07-092	03/02/2007	3	ALTERATIONS	3,200	08/03/2020	JD	100	100
		6	CYCL GROWTH		08/27/2019	JD	100	100
					08/20/2005	SJ	100	100

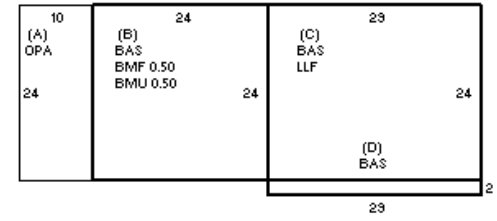
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	11,610	CLF	1.00	100	1.00	100	1.00	990,000	3.11	100	1.00	819,530

TOTAL	11,610 SF		ZONING	FRNT	250	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS		NOTE			LAND	819,500	761,600
Inf1	FACTOR 100			BUILDING	420,100	373,900		
Inf2	PHY 100			DETACHED	1,100	1,100		
				OTHER	0	0		
				TOTAL	1,240,700	1,136,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X10	2020	80	15.97	1,100



BUILDING	CD	ADJ	DESC	MEASURE	8/27/2019	JD
MODEL	1		RESIDENTIAL	LIST	8/28/2019	JD
STYLE	3	1.00	SPLIT LEVEL [100%]	REVIEW	8/3/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	2,026	DETAIL ADJ	1.040
\$NLA(RCN)	\$241	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	\$5,491
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	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	11	HW/COOL AIR	1.04
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	240		56.65	13,596
B	BMU	N	BSMT UNFINISHED	288		62.80	18,085
B	BMF	N	BSMT FINISH-SEP	288		88.15	25,388
C	LLF	L	LOWER LEVEL FIN	696	1940	158.69	110,446
+	BAS	L	BASE AREA	1,330	1940	230.06	305,983
F11	O		FPL 1S 1OP	1		8,009.10	8,009
ODS	O		OUT DOOR SHOWER	1		1,534.50	1,535

TOTAL RCN	488,532	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	V	
KITCHEN	V	
BATHS	V	
HEAT	U	
ELECT	U	

EFF.YR/AGE	2008 / 14	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86

RCNLD	\$420,100
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