

Key: 6469

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.172

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PALLOTA GERARD 25 CHANNEL CENTER UNIT 404 BOSTON, MA 02210				56-1-5-0				21 PEGGOTTY BEACH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PALLOTA GERARD				08/11/2022	O	725,000	57122-201				
HAYES JAMES P TR				11/20/2007	F	1 35316-341					
HAUFLER ELIZABETH R				01/01/1975	QS	4033-536					

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	%
SS09-30	02/27/2023	7	OTHERS		02/27/2023	JD	100	50
	02/27/2023	7	OTHERS		08/28/2023	JD	100	100
		5	SPLIT/SUB/LA		12/05/2008	ER	100	100
		7	OTHERS				100	100

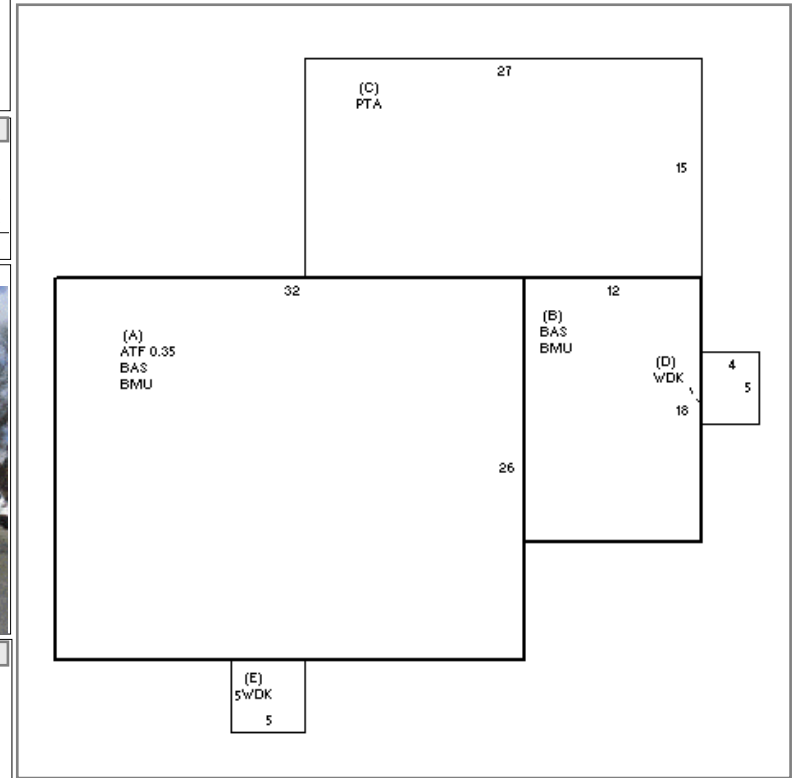
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,212 CLF	1.00	100	1.00	100	1.00	748,000	3.51	100	1.00	R04 1.70	614,730

TOTAL	10,212 SF	ZONING	NOTED	FRNT	173	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS					LAND	614,700	558,900
Inf1	FACTOR 100					BUILDING	226,500	174,600
Inf2	PHY 100					DETACHED	0	0
						OTHER	0	0
						TOTAL	841,200	733,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS	MLS
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BUILDING	CD	ADJ	DESC	MEASURE	2/27/2023	JD
MODEL	1		RESIDENTIAL	LIST	2/27/2023	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	8/28/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1949	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,339	DETAIL ADJ	1.100	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,048		46.52	48,753
\$NLA(RCN)	\$273	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,048	1949	241.85	253,460
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	291	1949	156.26	45,472
				ROOF COVER	1	ASPH SHINGLES	1.00	C	PTA	N	PATIO	405		14.90	6,035
				FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	45		38.40	1,728
				INT FINISH	1	PLASTER	1.00	F11	O	FPL 1S 1OP	1		7,281.00	7,281	
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	365,369
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1967 / 55
COND	38 38 %
FUNC	0
ECON	0
DEPR	38 % GD 62
RCNLD	\$226,500