

Key: 6472

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.175

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CURRENT OWNER				PARCEL ID				LOCATION			
ACCOMANDO NICHOLAS & DIANE 6113 BATTLEFORD DRIVE RALEIGH, NC 27612				56-1-7-0				31 PEGGOTTY BEACH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
ACCOMANDO NICHOLAS & DIAN				09/24/2020	QS	600,000		53494-302			
PALLOTTA LESLEY A TR				04/11/2018	F	1 49685-141					
PALLOTTA DAVID A & LESLEY				03/28/2018	QS	453,000		49632-330			

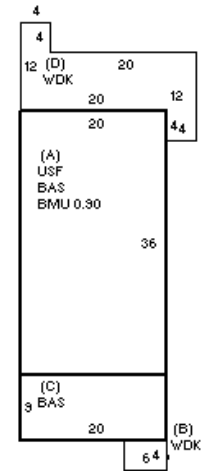
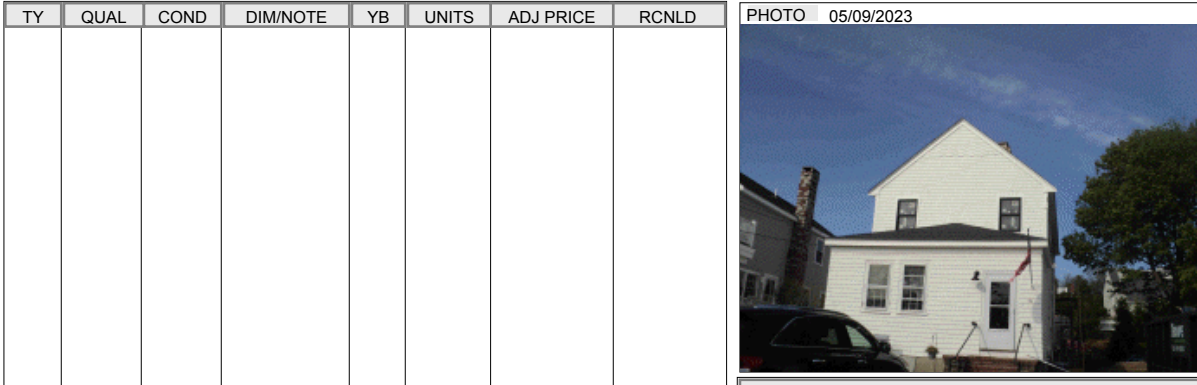
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-1278	12/12/2022	2	ADDITIONS	173,000	05/09/2023	JD	90	90

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CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	5,752	CLF 1.00	100	1.00	100	1.00	660,000	6.05	100	1.00	WV3 1.50	527,380

TOTAL	5,752 SF	ZONING	FRNT	46	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE LPI to WV3 FY2020	LAND	527,400	479,400		
Infl1	FACTOR 100		BUILDING	342,000	180,200		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
		TOTAL		869,400	659,600		

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BUILDING	CD	ADJ	DESC	MEASURE	8/17/2021	JD
MODEL	1		RESIDENTIAL	LIST	8/17/2021	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	5/9/2023	JD
QUALITY	A	1.00	AVERAGE [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	IN-LAW APT/ LEGAL ACCESSORY DWELLING (2ND FLR)		

YEAR BLT	1937	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	432,946			
NET AREA	1,620	DETAIL ADJ	1.144	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	648		54.48	35,301	CONDITION ELEM CD				
\$NLA(RCN)	\$267	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	720	2023	218.65	157,426	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	248		38.40	9,523	INTERIOR	A			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	900	1937	240.43	216,389	KITCHEN	A			
				FLOOR COVER	2	SOFTWOOD	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281	BATHS	A			
				INT FINISH	1	PLASTER	1.00		ODS	O	OUT DOOR SHOWER	1		1,535.00	1,535	HEAT	A			
				HEATING/COOLING	2	HOT WATER	1.02											ELECT	U	
				FUEL SOURCE	2	GAS	1.00												EFF.YR/AGE 2006 / 16	
CAPACITY		UNITS	ADJ															COND	16	16%
STORIES	1	1.00															FUNC	5	uc	
ROOMS	5	1.00															ECON	0		
BEDROOMS	3	1.00															DEPR	21	% GD 79	
BATHROOMS	2	1.00															RCNLD \$342,000			
# 1/2 BATHS	0	1.00																		
TOT FIXTURES	6	\$5,491																		
# UNITS	2	1.02																		