

Key: 6478

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.179

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
KOCHIN EDWARD J TR 45 PEGGOTTY BEACH RD SCITUATE, MA 02066				56-1-12-0				45 PEGGOTTY BEACH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
KOCHIN EDWARD J TR				11/23/2020	F	1 53865-230					
KOCHIN EDWARD J				12/02/1994	QS	128,000 13294-272					
RIVOLTA EMANUELA				08/31/1994	H	13115-171					

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 %
95-233	05/04/1995	3	ALTERATIONS				100 100
90-55	02/28/1990	3	ALTERATIONS				100 100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	1,900 CLF	1.00	100	1.00	1,320,000	17.55	100	1.00	WV6	3.00	1,010,630

TOTAL	1,900 SF	ZONING	FRNT	55	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE .REMOVED INFL3 (FY12)	LAND	1,010,600	918,800		
Infl1	FACTOR 100		BUILDING	459,700	408,900		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
		TOTAL		1,470,300	1,327,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD


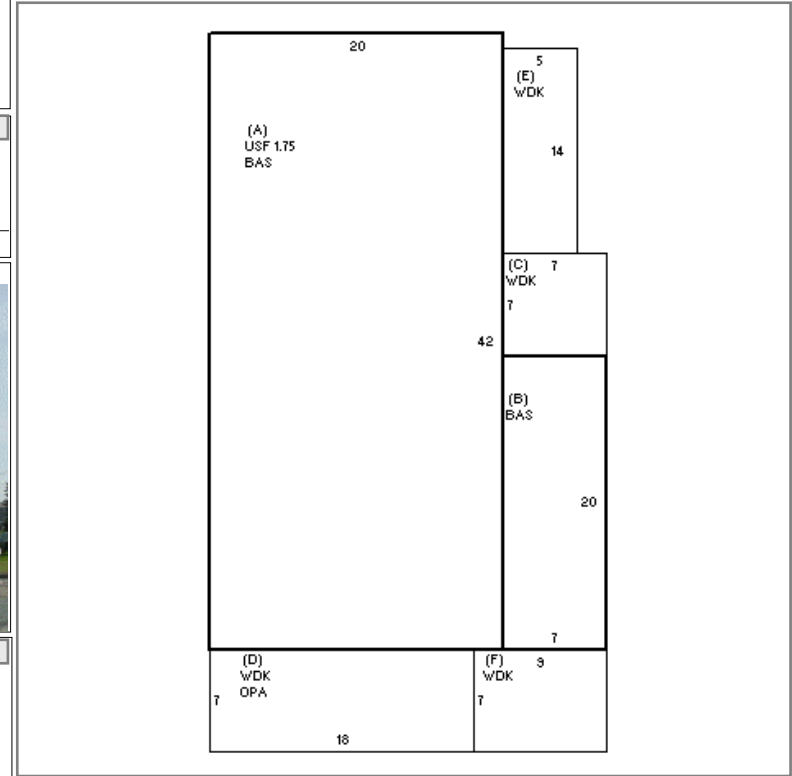


PHOTO 10/09/2003

BLDG COMMENTS
FY12 QUALITY CHANGE FROM GD TO AVG+ PER FIELD REVIEW. STYLE CHANGE FROM COLONIAL TO CONVENTIONAL PER FIELD REVIEW.



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/28/2009	PL
MODEL	1		RESIDENTIAL	LIST	9/28/2009	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/17/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1935	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	621,151		
NET AREA	2,450	DETAIL ADJ	1.198	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	980	1935	256.68	251,547	CONDITION ELEM	CD		
\$NLA(RCN)	\$254	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	1,470	1935	233.42	343,132	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	308		42.24	13,010	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	D	OPA	N	OPEN PORCH	126		56.65	7,138	KITCHEN			
				FLOOR COVER	2	SOFTWOOD	1.00									BATHS			
				INT FINISH	1	PLASTER	1.00									HEAT			
				HEATING/COOLING	2	HOT WATER	1.02									ELECT			
				FUEL SOURCE	99	N/A	1.00												
																		EFF.YR/AGE	1985 / 37
																		COND	26 26 %
																		FUNC	0
																		ECON	0
																		DEPR	26 % GD 74
																		RCNLD	\$459,700