Key: 6510

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6,211

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WEST STEPHANIE L TR **8165 KELLER ROAD** **CINCINNATI, OH 45243**	**56-5-14-0**	**56 PEGGOTTY BEACH RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WEST STEPHANIE L TR	10/08/2021	F	100	55811-118
WEST STEPHANIE L	10/08/2021	F	100	55811-113
WEST STEPHEN F & STEPHANI	08/26/2020	QS	2,310,000	53320-80

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

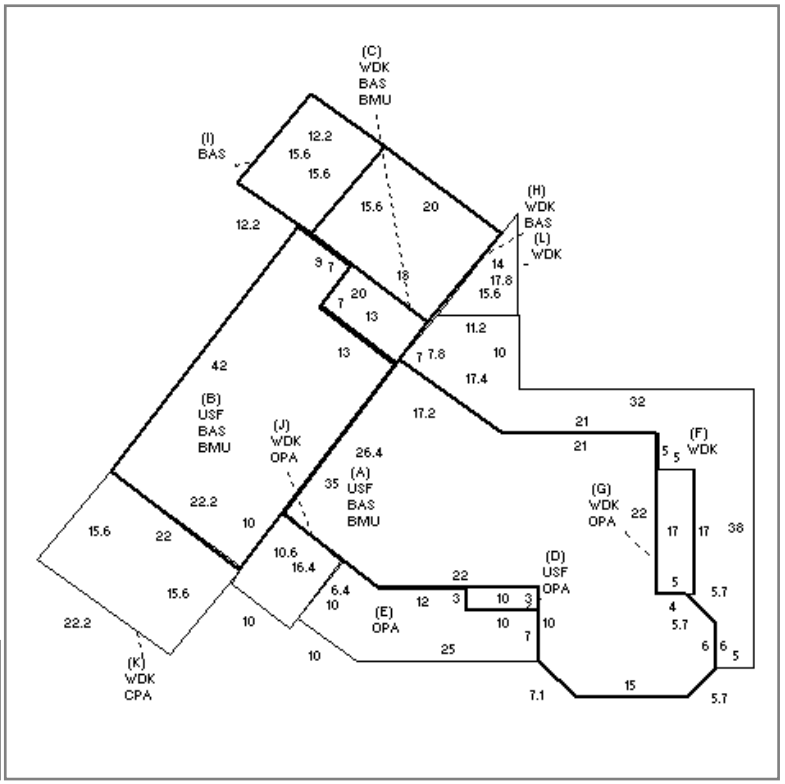
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS		08/17/2021	JD	100	100
21-1140	08/10/2021	2	ADDITIONS	180,000	05/09/2023	JD	60	60
21-1108	08/03/2021	2	ADDITIONS	84,200	05/09/2023	JD	50	50
21-1040	07/19/2021	2	ADDITIONS	377,000	05/09/2023	JD	50	50
		6	CYCL GROWTH				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,600	CLF 1.00	100 1.00	100 1.00	2,288,000	1.61	100 1.00	WF8 5.20			1,990,790

TOTAL	23,600 SF	ZONING		FRNT	53
Ngh	CLIFFS	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	1,990,800	1,809,800
BUILDING	1,516,700	1,211,400
DETACHED	76,000	1,400
OTHER	0	0
TOTAL	**3,583,500**	**3,022,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	12 X 14		168	12.75	1,500
IPG	V 1.50	50 0.50	11X20	2023	220	73.13	8,000
GFU	S 2.50	30 0.70	37X24 LESS 4	2023	840	113.11	66,500

PHOTO 05/09/2023

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	20	1.35	NEW STYLE [100%]
QUALITY	V	1.40	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/9/2023	JD
LIST	5/2/2023	EST
REVIEW	3/17/2011	ER

BLDG COMMENTS

MLS

YEAR BLT	1999	SIZE ADJ	1.000
NET AREA	5,073	DETAIL ADJ	1.417
$NLA(RCN)	$410	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	10	1.00
BEDROOMS	4	1.00
BATHROOMS	5	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	18	$28,567
# 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	2	WOOD SHINGLES	1.01
FLOOR COVER	13	COMB	1.00
INT FINISH	2	DRYWALL	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
+	BMU	N	BSMT UNFINISHED	2,316		55.29	128,041
+	BAS	L	BASE AREA	2,316	1999	355.04	822,270
+	USF	L	UPPER STORY FIN	2,255	1999	322.87	728,071
+	OPA	N	OPEN PORCH	525		72.10	37,853
+	WDK	N	WOOD DECK	1,659		53.76	89,188
+	BAS	L	BASE AREA	502	2023	355.04	178,230
K	CPA	N	CAR PORT	346		29.55	10,226
	F21	O	FPL 2S 1OP	1		11,534.60	11,535
	FPL	O	FIREPLACE	4		10,937.50	43,750

TOTAL RCN	2,077,732
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	A
ELECT	A
EFF.YR/AGE	2020 / 2
COND	2 2 %
FUNC	25 uc
ECON	0
DEPR	27 % GD 73
RCNLD	$1,516,700