

Key: 6546

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.246

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PALLOTTA GERARD L 25 CHANNEL CENTER ST UNIT 404 BOSTON, MA 02210				55-7-10-0				40 PEGGOTTY BEACH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
PALLOTTA GERARD L				06/23/2017	QS	514,000 (125327)					
ZACCARDI PETER TR				11/10/2016	H	410,000 (124365)					
MAININI SARAH M TRUSTEE				09/10/1999	F	100 (96151)					

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	%
96-478	10/04/1996	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	CLF 1.00	100	1.00	891,000	3.58	90	0.90	WV5	2.25	731,410

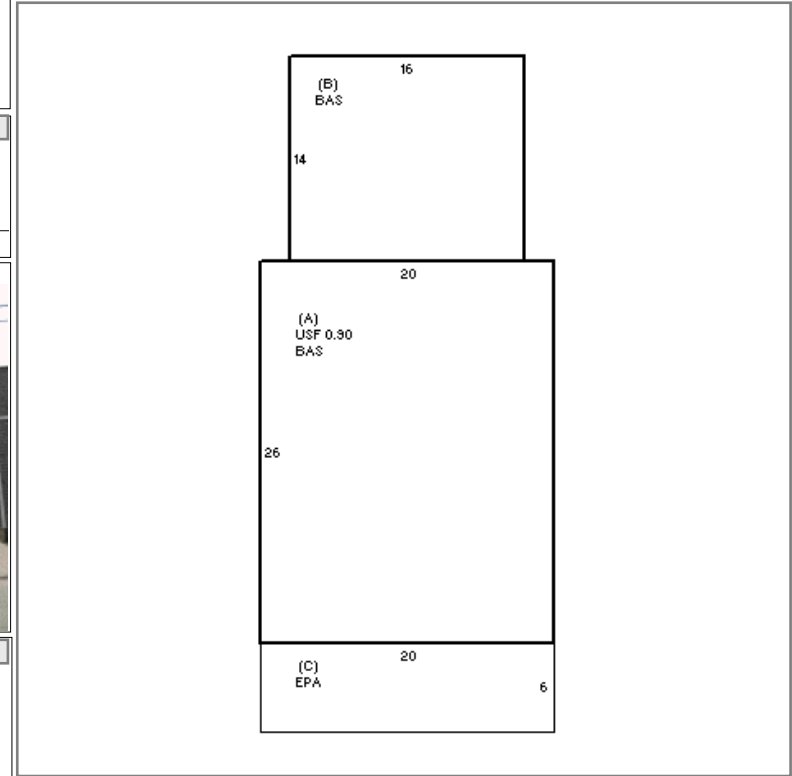
TOTAL	10,000 SF	ZONING	FRNT	162	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	N O T E	Infl3-Shape		LAND	731,400	679,700
Infl1	FACTOR 100		LAND	167,200	148,700		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL						898,600	828,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	10/27/2010	PL
MODEL	1		RESIDENTIAL	LIST	10/27/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/16/2011	ER
QUALITY	-	0.90	LOW +/- AVG - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1930	SIZE ADJ	1.000
NET AREA	1,212	DETAIL ADJ	1.128
\$NLA(RCN)	\$238	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1.9	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	4	\$3,249	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
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	5	ELECTRIC BB	0.99
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	744	1930	228.98	170,365
A	USF	L	UPPER STORY FIN	468	1930	208.24	97,455
C	EPA	N	ENCLOSED PORCH	120		81.18	9,742
	F21	O	FPL 2S 1OP	1		7,415.10	7,415

TOTAL RCN	288,225
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A
EFF.YR/AGE	1965 / 57
COND	42 42 %
FUNC	0
ECON	0
DEPR	42 % GD 58
RCNLD	\$167,200