

Key: 6548

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.248

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
PALLOTTA GERARD L 25 CHANNEL CENTER ST UNIT 404 BOSTON, MA 02210				55-7-12-0				36 PEGGOTTY BEACH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
PALLOTTA GERARD L				04/13/2017	A	400,000		(124991)			
PALLOTTA ANDREW TR &				04/13/2017	F	1		(124900)			
PALLOTTA JOSEPH & MARY M				01/01/1960	QS			(27347)			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE HSES				1	1 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	5,000	CLF 1.00	100	1.00	100	1.00	990,000	6.92	100	1.00	WV5 2.25	786,300

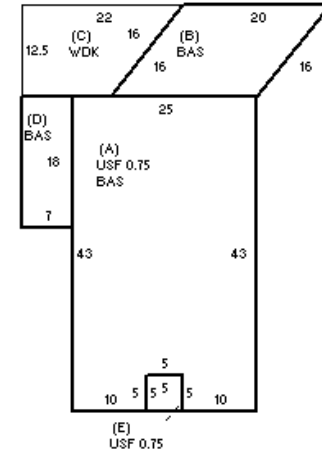
TOTAL	5,009 SF	ZONING	FRNT	30	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	N O T E	IN M56		LAND	786,300	730,700
Inf1	FACTOR 100		BUILDING	217,700	204,600		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	33,800	34,000		
			TOTAL		1,037,800	969,300	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/3/2002	RD
MODEL	1		RESIDENTIAL	LIST	6/3/2002	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/16/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,232	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$271	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES		1.75	1.00	ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS		7	1.00	FLOOR COVER	2	SOFTWOOD	1.00
BEDROOMS		3	1.00	INT FINISH	1	PLASTER	1.00
BATHROOMS		3	1.00	HEATING/COOLING	2	HOT WATER	1.02
# 1/2 BATHS		1	1.00	FUEL SOURCE	2	GAS	1.00
TOT FIXTURES		11	\$11,848				
# UNITS		1	1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,426	1920	266.22	379,635
C	WDK	N	WOOD DECK	213		42.24	8,997
+	USF	L	UPPER STORY FIN	806	1920	242.10	195,135
	F21	O	FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	604,678
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1952 / 70
COND	64 64 %
FUNC	0
ECON	0
DEPR	64 % GD 36
RCNLD	\$217,700

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TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

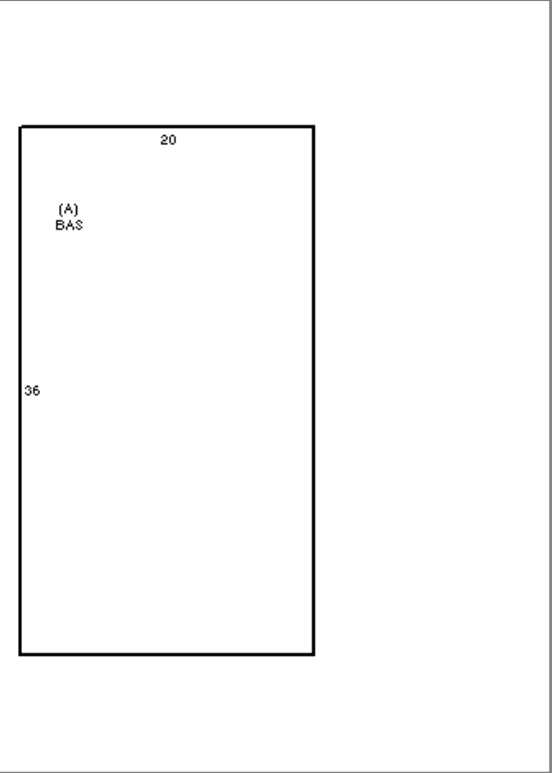
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	33,800	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW	3/16/2011	ER
MODEL	1		RESIDENTIAL	LIST			
STYLE	6	0.85	COTT/BUNGALOW [100%]				
QUALITY	L	0.80	LOW COST [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	720	DETAIL ADJ	0.722	FOUNDATION	4	CONT BSMT WALL	1.00	A	BAS	L	BASE AREA	720	1940	154.51	111,248
\$NLA(RCN)	\$156	OVERALL	1.000	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	13	NONE	0.85								
				FUEL SOURCE	8	NONE	1.00								

TOTAL RCN	112,634
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1949 / 73
COND	70 70 %
FUNC	0
ECON	0
DEPR	70 % GD 30
RCNLD	\$33,800