

Key: 6549

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.250

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BRODIGAN TIMOTHY S & LINDA J 124 RADCLIFFE ROAD BELMONT, MA 02478				55-7-13-0				34 PEGGOTTY BEACH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
BRODIGAN TIMOTHY S & LIND				10/07/2020	QS	790,000 (130891)					
BOMBACE THOMAS F & CHRIST				11/12/2019	F	100 (129442)					
BOMBACE THOMAS F &				08/31/1993	A	117,000 (85147)					

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 %
99-446	08/20/1999	3	ALTERATIONS				100 100
97-362	07/01/1997	3	ALTERATIONS				100 100
95-202	04/01/1995	3	ALTERATIONS				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,488 CLF	1.00	100	1.00	990,000	2.01	100	1.00	WV5	2.25	844,860

TOTAL	18,488 SF	ZONING	IN M56	FRNT	122	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE	IN M56	LAND	844,900	785,100		
Inf1	FACTOR 100			BUILDING	291,200	259,000		
Inf2	PHY 100			DETACHED	0	0		
				OTHER	0	0		
				TOTAL	1,136,100	1,044,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

MLS

BUILDING	CD	ADJ	DESC	MEASURE	8/17/2021	JD
MODEL	1		RESIDENTIAL	LIST	8/17/2021	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/16/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,862	DETAIL ADJ	1.122	FOUNDATION	3	CONT WALL	1.00	A	BAS	L	BASE AREA	1,064	1920	229.19	243,853
\$NLA(RCN)	\$230	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	798	1920	208.42	166,319
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	240		38.40	9,216
				ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	54		51.50	2,781
				FLOOR COVER	2	SOFTWOOD	1.00		ODS	O	OUT DOOR SHOWER	1		1,505.00	1,505
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	428,162
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	A
EFF.YR/AGE	1971 / 51
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$291,200

