

Key: 6550

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.251

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--|----------------------|--|--|--|
| FENTON WILLIAM E & ROBERT C 30 PEGGOTTY BEACH RD SCITUATE, MA 02066 | | | | 55-7-14-0 | | | | 30 PEGGOTTY BEACH RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| FENTON WILLIAM E & ROBERT | | | | 01/10/2002 | F | 1 21318-79 | | | | | |
| FENTON WILLIAM E TRUSTEE | | | | 07/01/1997 | XX | 15290-347 | | | | | |
| PEGGOTTY BEACH TRUST | | | | 01/01/1975 | XX | 4029-596 | | | | | |

| 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 | % |
| 22-0882 | 08/28/2023 | 6 | CYCL GROWTH | | | | | 0 0 |
| 09-061 | 08/22/2022 | 3 | ALTERATIONS | 4,000 | 08/28/2023 | JD | 100 | 100 |
| | 03/10/2009 | 3 | ALTERATIONS | 10,000 | 08/12/2009 | SJ | 100 | 100 |

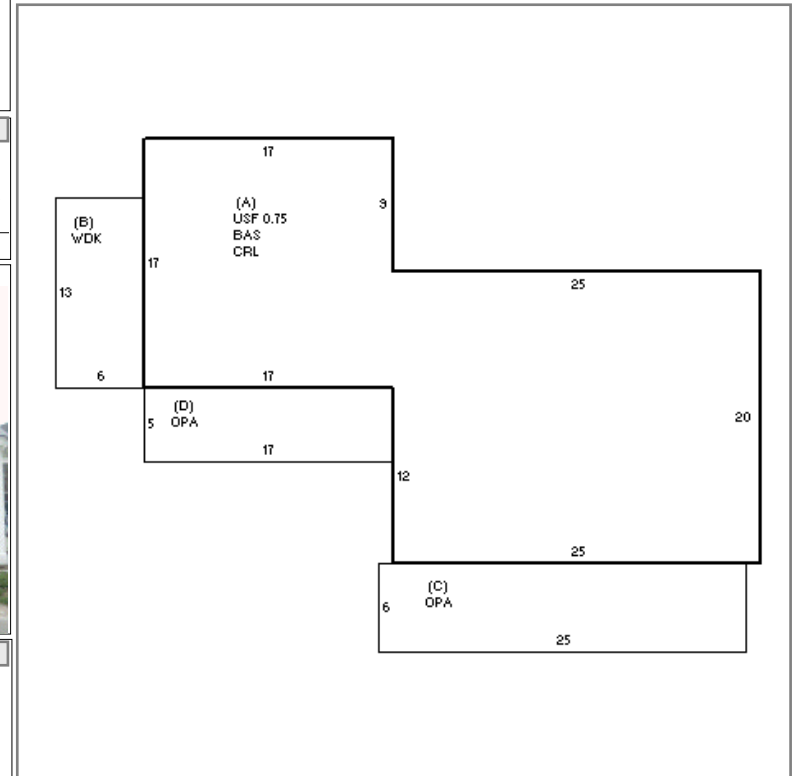
| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|----------|-----|-------|-------|----------|-----|-------|---------|------|------------|-----------|---------|
| 100 | S | 11,517 | CLF | 1.00 | 100 | 1.00 | 100 | 1.00 | 990,000 | 3.13 | 100 | 1.00 | 819,150 |

| TOTAL | 11,500 SF | ZONING | FRNT 88 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|------------------|----------|--------------|------------------|----------------|
| Ngh | CLIFFS | N O T E | IN M56 | LAND | 819,200 | 761,200 |
| Infl1 | FACTOR 100 | | BUILDING | 257,100 | 124,300 | |
| Infl2 | PHY 100 | | DETACHED | 7,400 | 6,300 | |
| | | | OTHER | 34,700 | 15,100 | |
| | | | | TOTAL | 1,118,400 | 906,900 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|------|-------|-----------|-------|
| DGF | A | 1.00 | 60 0.40 15X22 | 1974 | 330 | 52.78 | 7,000 |
| APR | - | 0.90 | 90 0.10 10X22 | | 220 | 18.18 | 400 |



BLDG COMMENTS



| BUILDING | CD | ADJ | DESC | MEASURE | 8/28/2023 | JD |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 8/28/2023 | EST |
| STYLE | 7 | 1.20 | CONVENTIONAL [100%] | REVIEW | 3/16/2011 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1930 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 389,580 | | | | |
|------------|-------|------------|-------|-----------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|-----------|------|----|
| NET AREA | 1,381 | DETAIL ADJ | 1.236 | FOUNDATION | 3 | CONT WALL | 1.00 | A | CRL | N | BSMT CRAWL | 789 | | 11.34 | 8,944 | CONDITION ELEM | CD | | | | |
| \$NLA(RCN) | \$282 | OVERALL | 1.000 | EXT COVER | 4 | VINYL | 1.00 | A | BAS | L | BASE AREA | 789 | 1930 | 269.67 | 212,768 | EXTERIOR | G | | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UPPER STORY FIN | 592 | 1930 | 245.23 | 145,179 | INTERIOR | A | | | | |
| | | | | ROOF COVER | 3 | ASBESTOS | 1.00 | B | WDK | N | WOOD DECK | 78 | | 38.40 | 2,995 | KITCHEN | A | | | | |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 1.00 | + | OPA | N | OPEN PORCH | 235 | | 51.50 | 12,103 | BATHS | A | | | | |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | | ODS | O | OUT DOOR SHOWER | 1 | | 1,658.00 | 1,658 | HEAT | A | | | | |
| | | | | HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 | | | | | | | | | ELECT | A | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 1970 / 52 | | |
| | | | | | | | | | | | | | | | | | | COND | 34 34 % | | |
| | | | | | | | | | | | | | | | | | | FUNC | 0 | | |
| | | | | | | | | | | | | | | | | | | ECON | 0 | | |
| | | | | | | | | | | | | | | | | | | DEPR | 34 | % GD | 66 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$257,100 | | |

