Key: **928**

# Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 862

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| **PEGHER PAUL A & NICOLE C**<br>**512 COUNTRY WAY**<br>**SCITUATE, MA 02066** | **26-1-31-0** | **512 COUNTRY WAY** |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| PEGHER PAUL A & NICOLE C | 09/09/2021 | F | 100 | 55626-305 |
| MCKEEN NICOLE C CISNEROS | 01/05/2018 | QS | 499,900 | 49376-242 |
| ZIGOURAS JOHN II & NANCY | 09/17/2009 | QS | 422,000 | 37724-283 |

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

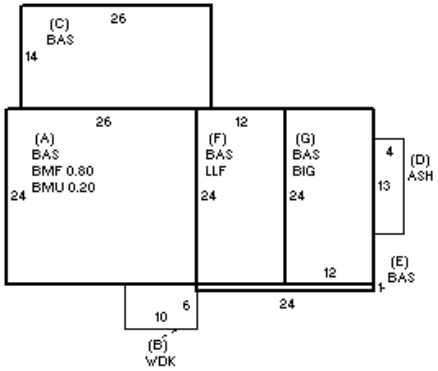
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 97-437 | 07/24/1997 | 3 | ALTERATIONS | | | | 100 | 100 |
| | | 6 | CYCL GROWTH | | | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 20,050 | SC 1.00 | 100 1.00 | 100 1.00 | 396,000 | 1.87 | 100 1.00 | R02 0.90 | | | 340,030 |

| TOTAL | 20,050 SF | ZONING | | FRNT | 128 |
|---|---|---|---|---|---|
| Ngh | SCITUATE | NOTE | | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 340,000 | 326,300 |
| BUILDING | 366,000 | 325,800 |
| DETACHED | 7,700 | 7,100 |
| OTHER | 0 | 0 |
| TOTAL | **713,700** | **659,200** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | 10 0.90 | SHED 8X 10 | | 80 | 15.97 | 1,100 |
| S/V | A 1.00 | SV 1.00 | VINYL STEEL | | 6,000 | 1.10 | 6,600 |

PHOTO 09/09/2019

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 3 | 1.00 | SPLIT LEVEL [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 4/12/2011 | PL |
| LIST | 4/12/2011 | EST |
| REVIEW | 9/9/2019 | JD |

| | | | |
|---|---|---|---|
| YEAR BLT | 1958 | SIZE ADJ | 1.000 |
| NET AREA | 1,876 | DETAIL ADJ | 1.020 |
| $NLA(RCN) | $244 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 9 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| # 1/2 BATHS | 1 | 1.00 |
| TOT FIXTURES | 9 | $7,344 |
| # 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 | 1 | ASPH SHINGLES | 1.00 |
| FLOOR COVER | 24 | COMB | 1.00 |
| INT FINISH | 1 | PLASTER | 1.00 |
| HEATING/COOLING | 2 | HOT WATER | 1.02 |
| FUEL SOURCE | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BMU | N | BSMT UNFINISHED | 125 | | 55.28 | 6,910 |
| A | BMF | N | BSMT FINISH-SEP | 499 | | 77.60 | 38,722 |
| B | WDK | N | WOOD DECK | 60 | | 38.40 | 2,304 |
| + | BAS | L | BASE AREA | 1,588 | 1958 | 208.14 | 330,519 |
| D | ASH | N | ATT SHED | 52 | | 22.35 | 1,162 |
| F | LLF | L | LOWER LEVEL FIN | 288 | 1958 | 143.56 | 41,346 |
| G | BIG | N | BUILT-IN GARAGE | 288 | | 53.26 | 15,339 |
| | F11 | O | FPL 1S 1OP | 1 | | 7,281.00 | 7,281 |
| | KIT | O | XTRA KITCHEN | 1 | | 6,514.00 | 6,514 |

| TOTAL RCN | 457,441 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | G |
| KITCHEN | V |
| BATHS | G |
| HEAT | U |
| ELECT | U |

| EFF.YR/AGE | 2002 / 20 | | |
|---|---|---|---|
| COND | 18 | 18 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 20 | % GD | 80 |
| RCNLD | | | $366,000 |