

Key: 2215

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.134

LEGAL

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION			
BOEHMKE JOHN E 49 SEDGEWICK DR SCITUATE, MA 02066				21-5-24-F				49 SEDGEWICK DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BOEHMKE JOHN E				10/17/2013	V	767,500	43724-54				
CAMPBELL NINA R TRS				12/26/2006	F	1	33881-101				
CAMPBELL NINA				12/03/2001	F	35,000	21051-198				

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	%
14-658	10/01/2014	3	ALTERATIONS	358,000	07/13/2015	SJ	100	100
14-568	10/01/2014	3	ALTERATIONS	358,000	05/12/2016	SJ	100	100

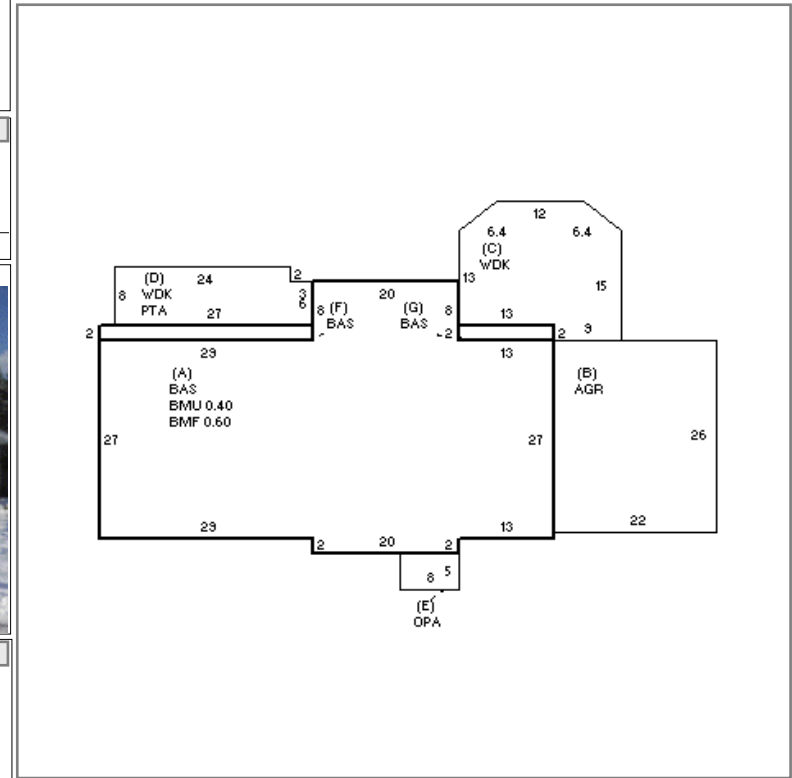
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,000	NS 1.00	100	1.00	100	1.00	660,000	1.87	100	1.00	566,610

TOTAL	19,994 SF	ZONING	NO. SCITUATE	FRNT	142	ASSESSED	566,600	CURRENT	1,233,400	PREVIOUS	515,100
Ngh	NO. SCITUATE	NOTE		LAND		663,700		BUILDING		3,100	3,000
Inf1	FACTOR 100		OTHER		0	0	TOTAL		1,072,400		
Inf2	PHY 100										

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	40 0.60		1	5,181.80	3,100



BUILDING	CD	ADJ	DESC	MEASURE	2/10/2021	JD
MODEL	1		RESIDENTIAL	LIST	2/10/2021	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/28/2011	KT
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1966	SIZE ADJ	1.000
NET AREA	1,958	DETAIL ADJ	0.884
\$NLA(RCN)	\$368	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	9	1.00	
BEDROOMS	5	1.00	
BATHROOMS	3	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	9	\$8,911	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMF	N	BSMT FINISH-SEP	1,124		80.34	90,303
A	BMU	N	BSMT UNFINISHED	750		57.23	42,923
B	AGR	N	ATT GARAGE	572		59.83	34,220
+	WDK	N	WOOD DECK	582		53.76	31,289
D	PTA	N	PATIO	210		20.86	4,381
E	OPA	N	OPEN PORCH	40		72.10	2,884
+	BAS	L	BASE AREA	1,958	1966	250.45	490,382
F12	O		FPL 1S 2OP	1		14,485.80	14,486
GEN	O		GENERATOR	1		0.00	
ODS	O		OUT DOOR SHOWER	1		1,660.40	1,660

TOTAL RCN	721,438
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2014 / 8
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$663,700