

Key: 2216

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.135

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION					
BRINDAMOUR SCOTT TR & NOELLE S TR 55 SEDGEWICK DR SCITUATE, MA 02066				21-5-23-0				55 SEDGEWICK DR					
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
				BRINDAMOUR SCOTT TR & BRINDAMOUR SCOTT & NOELLE GEARY PHILIP G & SUSAN N				10/21/2021 01/07/2011 01/01/1978	F A QS	100 500,000 4242-314	55879-77 39519-16 4242-314		

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	%
16-787	12/21/2016	7	OTHERS		09/15/2020	JD	100	100
12-348	06/25/2012	3	ALTERATIONS	84,000	06/30/2017	SJ	100	100
		3	ALTERATIONS	30,000	06/25/2013	SJ	100	100
		6	CYCL GROWTH		06/28/2006		100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	660,000	1.00	100	1.00	WV2	1.50	606,060
300	A	0.572	NS 1.00	100	1.00	29,700	1.00	100	1.00	WV2	1.50	16,990

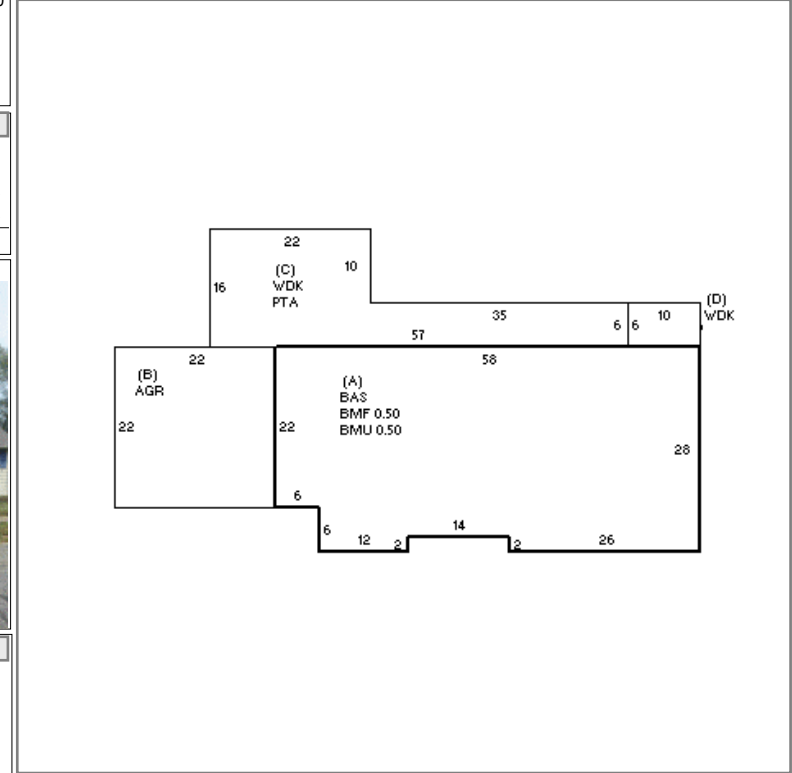
TOTAL	1.490 Acres	ZONING	FRNT	126	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE . C/W M21 B4 L1B. . . REMOVED INFL3 (FY12)	LAND	623,100	567,300		
Infl1	FACTOR 100		BUILDING	365,500	325,300		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	988,600	892,600		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/15/2020	JD
MODEL	1		RESIDENTIAL	LIST	9/15/2020	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/28/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1961	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	480,930
NET AREA	1,560	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	780		46.54	36,302	CONDITION ELEM	CD
\$NLA(RCN)	\$308	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	780		65.33	50,961	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,560	1961	202.25	315,504	INTERIOR	G
				ROOF COVER	1	ASPH SHINGLES	1.00	B	AGR	N	ATT GARAGE	484		48.90	23,667	KITCHEN	A
				FLOOR COVER	24	COMB	1.00	C	PTA	N	PATIO	562		16.39	9,211	BATHS	A
				INT FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	622		42.24	26,274	HEAT	U
				HEATING/COOLING	2	HOT WATER	1.02	F12	O		FPL 1S 2OP	1		11,381.70	11,382	ELECT	U
				FUEL SOURCE	1	OIL	1.00										

EFF.YR/AGE	1991 / 31
COND	25 25%
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$365,500