

Key: 2217

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.136

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BROOKS CARA 59 SEDGEWICK DR SCITUATE, MA 02066				21-5-22-0				59 SEDGEWICK DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BROOKS CARA				01/13/2020	QS	640,000	52216-43				
CURRAN JOHN D & MARY				03/05/1979	QS		4622-297				

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	%
03-566	09/19/2003	3	ALTERATIONS	4,681	07/12/2004	SJ	100	100
94-100	04/04/1994	3	ALTERATIONS				100	100

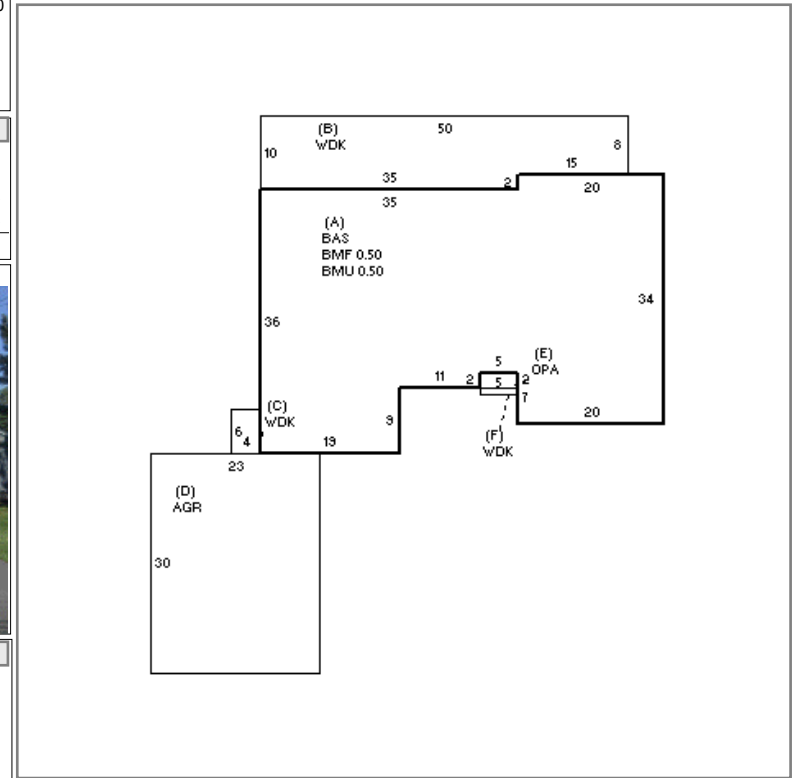
LAND

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	440,000	1.00	100	1.00	R04	1.00	404,040
300	A	0.892	NS 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	17,660

DETACHED

TOTAL	1.810 Acres	ZONING	NO. SCITUATE	FRNT	123	ASSESSED	CURRENT	PREVIOUS
Ngh		N O T E	REMOVED INFL3 (FY12)	LAND		421,700	384,300	384,300
Infl1	FACTOR 100			BUILDING		380,500	343,300	343,300
Infl2	PHY 100			DETACHED		0	0	0
				OTHER		0	0	0
				TOTAL		802,200	727,600	727,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/24/2021	JD
MODEL	1		RESIDENTIAL	LIST	6/24/2021	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	9/14/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	XTRA SINK MLS		

G

YEAR BLT	1980	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	528,532			
NET AREA	1,786	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	893		45.34	40,487	CONDITION ELEM	CD			
\$NLA(RCN)	\$296	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	893		63.64	56,835	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,786	1980	196.42	350,799	INTERIOR	A			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	W/DK	N	WOOD DECK	499		42.24	21,078	KITCHEN	A			
				FLOOR COVER	24	COMB	1.00	D	AGR	N	ATT GARAGE	690		45.16	31,162	BATHS	A			
				INT FINISH	1	PLASTER	1.00	E	OPA	N	OPEN PORCH	10		56.65	567	HEAT	A			
				HEATING/COOLING	2	HOT WATER	1.02	F12	O	FPL 1S 2OP	1		11,381.70	11,382	ELECT	A				
				FUEL SOURCE	2	GAS	1.00	FPL	O	FIREPLACE	1		8,594.30	8,594						
												GEN	O	GENERATOR	1		0.00			
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1977 / 45	
STORIES	1	1.00																COND	28 28 %	
ROOMS	6	1.00																FUNC	0	
BEDROOMS	3	1.00																ECON	0	
BATHROOMS	3	1.00																DEPR	28 % GD	72
# 1/2 BATHS	0	1.00																RCNLD	\$380,500	
TOT FIXTURES	10	\$7,630																		
# UNITS	1	1.00																		