

Key: 2218

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.137

LEGAL LAND


CURRENT OWNER				PARCEL ID				LOCATION				
NIDOSITKO SHERI L & JAMES JR 69 SEDGEWICK DR SCITUATE, MA 02066				21-5-21-0				69 SEDGEWICK DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
NIDOSITKO SHERI L & JAMES				11/12/2010	QS	695,000	39255-47					
TILDEN PATRICIA R TRUSTEE				04/28/1999	QS	-100	17395-65					
GULL PROPERTIES INC				01/01/1966	XX		3175-107					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	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	1,282	NS 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	25,380

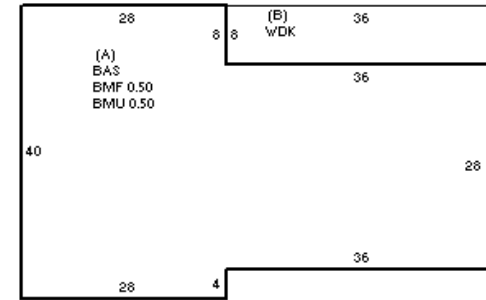
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
09-592	12/18/2009	3	ALTERATIONS	67,000	07/09/2010	SJ	100	100
08-163	04/01/2008	3	ALTERATIONS	11,000	09/04/2008	SJ	100	100

LEGAL LAND

TOTAL	2.200 Acres		ZONING	FRNT	114	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE		N O T E	FY/00 CL 22 250.00 #149. FY/99 CL 22 250.00 #119. CONFIRMATORY DEED. FY/98 CL 22 250.00.		LAND	429,400	391,700
Inf1	FACTOR 100			BUILDING	420,000	378,600		
Inf2	PHY 100			DETACHED	0	0		
				OTHER	0	0		
				<b>TOTAL</b>		<b>849,400</b>	<b>770,300</b>	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	02/06/2012
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/9/2010	SJ
MODEL	1		RESIDENTIAL	LIST	7/9/2010	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/28/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	FY12 - INCREASED BMF/ADDED CAIR PER MLS		

BUILDING

YEAR BLT	1962	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	559,984		
NET AREA	2,128	DETAIL ADJ	0.884	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,064		43.99	46,811	CONDITION ELEM	CD		
\$NLA(RCN)	\$263	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	1,064		61.76	65,712	EXTERIOR			
				ROOF SHAPE	2	HIP	1.00	A	BAS	L	BASE AREA	2,128	1962	193.71	412,211	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK	288		42.24	12,165	KITCHEN			
				FLOOR COVER	99	N/A	1.00		BMG	O	BSMT GARAGE	2		2,740.10	5,480	BATHS			
				INT FINISH	99	N/A	1.00		F12	O	FPL 1S ZOP	1		11,381.70	11,382	HEAT			
				HEATING/COOLING	11	HW/COOL AIR	1.04									ELECT			
				FUEL SOURCE	99	N/A	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1990 / 32
STORIES	1	1.00																COND	25 25%
ROOMS	6	1.00																FUNC	0
BEDROOMS	4	1.00																ECON	0
BATHROOMS	2	1.00																DEPR	25 % GD 75
# 1/2 BATHS	1	1.00																RCNLD	\$420,000
TOT FIXTURES	8	\$6,224																	
# UNITS	1	1.00																	