Key: 2226

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2,145

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KULEVICH DEIDRE C 81 SEDGEWICK DR SCITUATE, MA 02066	21-5-14-0	81 SEDGEWICK DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KULEVICH DEIDRE C	04/19/2022	F		56702-9
KULEVICH JOHN P & DEIDRE	09/15/1988	QS	295,000	8709-32
AGRESS KENNETH H & MARGAR	01/01/1979	XX		4400-417

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

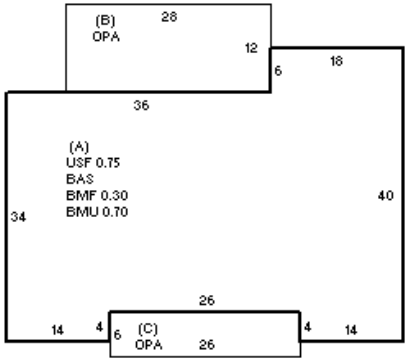
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
98-407	08/10/1998	3	ALTERATIONS				100	100
95-209	05/18/1995	3	ALTERATIONS				100	100
93-63	02/01/1993	3	ALTERATIONS				100	100
89-326	06/01/1989	3	ALTERATIONS				100	100
88-118	04/01/1988	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,104	NS 1.00	100 1.00	100 1.00	440,000	1.86	100 1.00	R04 1.00			377,890

TOTAL	20,125 SF	ZONING		FRNT	315
Ngh	NO. SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	377,900	343,500
BUILDING	639,800	569,200
DETACHED	0	0
OTHER	0	0
TOTAL	**1,017,700**	**912,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/31/2003

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/7/2012	PL
LIST	3/7/2012	EST
REVIEW	3/28/2011	KT

BLDG COMMENTS

OTHER FIX= SINK

YEAR BLT	1963	SIZE ADJ	1.000
NET AREA	3,220	DETAIL ADJ	1.122
$NLA(RCN)	$268	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	10	$9,874
# 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	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,288		45.11	58,097
A	BMF	N	BSMT FINISH-SEP	552		63.32	34,953
A	BAS	L	BASE AREA	1,840	1963	231.29	425,575
A	USF	L	UPPER STORY FIN	1,380	1963	210.33	290,261
+	OPA	N	OPEN PORCH	492		56.65	27,872
	BMG	O	BSMT GARAGE	2		2,740.10	5,480
	F22	O	FPL 2S 2OP	1		12,435.50	12,436

TOTAL RCN	864,546
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1985 / 37	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$639,800