Key: 2242

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2,161

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DANIELS JAMES JR & MICHELLE **107 SEDGEWICK DR** **SCITUATE, MA 02066**	**21-10-1-0**	**107 SEDGEWICK DR**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DANIELS JAMES JR & MICHEL	06/17/1997	H	210,000	15253-229
DEVELLIS COSMO C & ROSEMA	01/01/1979	XX		4572-481
WATKINS GEORGE K & M DELO	01/01/1974	QS	61,000	3928-262

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	%
		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	20,104	NS 1.00	100 1.00	100 1.00	440,000	1.86	100 1.00	R04 1.00			377,890

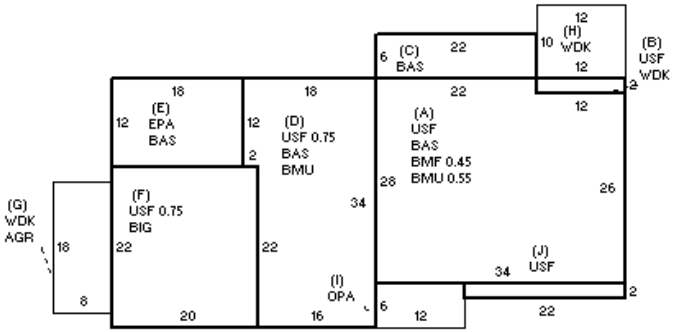
TOTAL	20,125 SF	ZONING		FRNT	306
Ngh	NO. SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	377,900	343,500
BUILDING	668,500	619,700
DETACHED	21,700	20,300
OTHER	0	0
TOTAL	**1,068,100**	**983,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L 0.80	30 0.70	GARAGE	1982	444	38.12	11,800
S/V	A 1.00	SV 1.00	GUNITE/STEEL	1982	9,000	1.10	9,900

PHOTO 10/31/2003



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/12/2012	PL
LIST	3/12/2012	EST
REVIEW	3/28/2011	KT

BLDG COMMENTS

YEAR BLT	1965	SIZE ADJ	1.000
NET AREA	3,596	DETAIL ADJ	1.040
$NLA(RCN)	$251	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	11	$10,067
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	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	11	HW/COOL AIR	1.04
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,078		46.96	50,621
A	BMF	N	BSMT FINISH-SEP	418		65.92	27,555
+	WDK	N	WOOD DECK	288		42.24	12,165
+	BAS	L	BASE AREA	1,844	1965	211.73	390,438
E	EPA	N	ENCLOSED PORCH	216		99.22	21,431
F	BIG	N	BUILT-IN GARAGE	440		48.64	21,399
G	AGR	N	ATT GARAGE	144		46.77	6,734
I	OPA	N	OPEN PORCH	72		56.65	4,079
+	USF	L	UPPER STORY FIN	1,752	1965	192.55	337,347
	F21	O	FPL 2S 1OP	1		9,062.90	9,063
	F22	O	FPL 2S 2OP	1		12,435.50	12,436

TOTAL RCN	903,335
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	$668,500