

Key: 2243

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.162

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WHALEN EDWARD P TR & CULLINANE KATHRYN TR 113 SEDGEWICK DR SCITUATE, MA 02066				21-10-2-0				113 SEDGEWICK DR			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				WHALEN EDWARD P TR & WHALEN EDWARD P & CULLINA PERETTE JOAN				01/28/2022	F	10	56378-1
						05/30/2003	QS	612,000	25304-245		
						05/28/1999	F	1	17508-338		

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	%
14-231	05/09/2014	2	ADDITIONS	19,900	06/24/2014	MR	100	100
12-679	11/01/2012	3	ALTERATIONS	26,000	06/25/2013	SJ	100	100
02-059.1	04/12/2002	3	ALTERATIONS				100	100
02-059	02/05/2002	2	ADDITIONS				100	100
96-432	09/01/1996	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,648	NS	1.00	100	1.00	100	1.00	R04	1.00		378,670

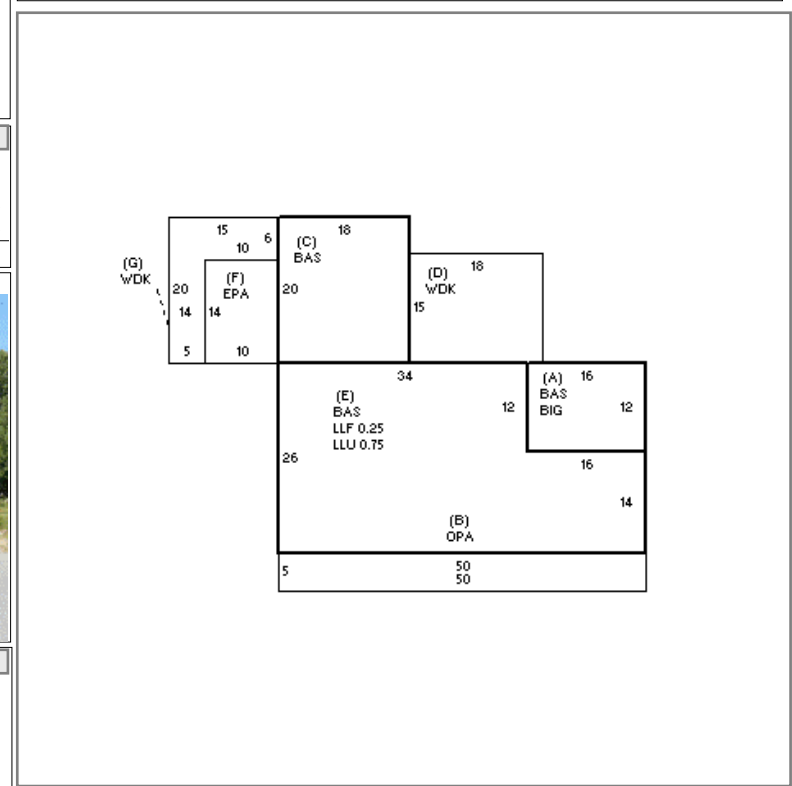
TOTAL	20,648 SF	ZONING	FRNT	126	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	378,700	344,300
Inf1	FACTOR 100		BUILDING	406,300	361,400		
Inf2	PHY 100		DETACHED	600	500		
			OTHER	0	0		
			TOTAL	785,600	706,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		500	1.10	600



PHOTO 06/24/2014

BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	6/25/2013	SJ
MODEL	1		RESIDENTIAL	LIST	6/25/2013	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	7/3/2014	TD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1969	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,937	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BIG	N	BUILT-IN GARAGE	192		69.32	13,310
\$NLA(RCN)	\$269	OVERALL	1.000	EXT COVER	4	VINYL	1.00	B	OPA	N	OPEN PORCH	250		56.65	14,163
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,660	1969	214.52	356,105
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	430		42.24	18,163
				FLOOR COVER	99	N/A	1.00	E	LLU	N	LOWER LEVEL UNF	831		62.28	51,755
				INT FINISH	99	N/A	1.00	E	LLF	L	LOWER LEVEL FIN	277	1969	147.97	40,987
				HEATING/COOLING	2	HOT WATER	1.02	F	EPA	N	ENCLOSED PORCH	140		99.22	13,891
				FUEL SOURCE	99	N/A	1.00	F11	O		FPL 1S 1OP	1		8,009.10	8,009

TOTAL RCN	520,871
CONDITION ELEM CD	
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1998 / 24
COND	21 21 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$406,300