Key: 2260

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2,178

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GERRITSON ARLEN J 64 SEDGEWICK DR SCITUATE, MA 02066	21-6-3-0	64 SEDGEWICK DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GERRITSON ARLEN J	07/01/2019	QS	1,100,000	51314-323
HUGGINS THOMAS P & KATHER	07/31/2002	QS	951,000	22543-64
MCKEON WM F AND POLLY B	04/11/2001	QS	700,000	19653-203

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

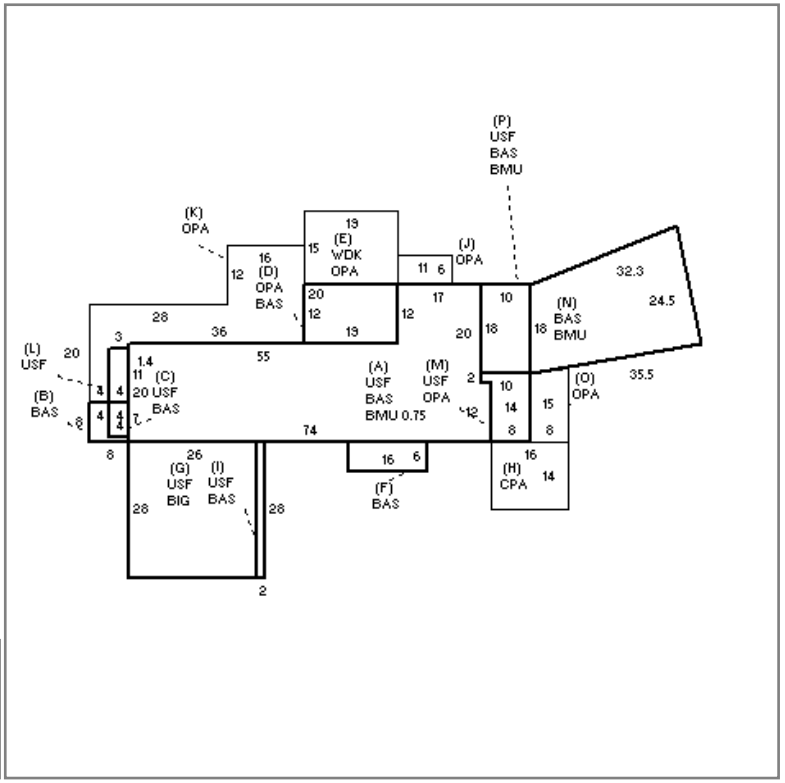
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
06-018	01/10/2006	3	ALTERATIONS	52,000	07/24/2006	SJ	100	100
		6	CYCL GROWTH				100	100

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	100	1.00	440,000	1.00	100	1.00	R04	1.00			404,040
300	A	1.138	NS	1.00	100	1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00			22,530

TOTAL	2.057 Acres	ZONING		FRNT	243
Ngh	NO. SCITUATE	NOTE	. C/W 5 6. . .REMOVED INFL3 (FY12)		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	426,600	388,900
BUILDING	1,145,200	946,200
DETACHED	16,500	15,000
OTHER	0	0
TOTAL	**1,588,300**	**1,350,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A 1.00	SV 1.00	SHED		1,000	1.10	1,100
S/V	A 1.00	SV 1.00	VINYL STEEL		8,000	1.10	8,800
S/V	A 1.00	SV 1.00	TENNIS CRT		6,000	1.10	6,600

PHOTO 10/31/2003

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	V	1.40	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/15/2010	PL
LIST	11/15/2010	EST
REVIEW	9/8/2020	JD

BLDG COMMENTS

MLS

YEAR BLT	1903	SIZE ADJ	1.000
NET AREA	5,817	DETAIL ADJ	1.224
$NLA(RCN)	$352	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	15	1.00
BEDROOMS	5	1.00
BATHROOMS	4	1.00
# 1/2 BATHS	2	1.00
TOT FIXTURES	18	$24,676
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	2,136		55.99	119,601
+	BAS	L	BASE AREA	2,997	1903	303.79	910,463
+	OPA	N	OPEN PORCH	1,407		72.10	101,445
E	WDK	N	WOOD DECK	285		53.76	15,322
G	BIG	N	BUILT-IN GARAGE	728		66.58	48,468
H	CPA	N	CAR PORT	224		23.44	5,250
+	USF	L	UPPER STORY FIN	2,820	1903	276.27	779,071
	F22	O	FPL 2S 2OP	2		15,826.30	31,653
	KIT	O	XTRA KITCHEN	1		9,119.60	9,120

TOTAL RCN 2,045,068

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U

EFF.YR/AGE 1991 / 31

COND	25	25 %
FUNC	20	Oversized
ECON	0	
DEPR	44	% GD 56

RCNLD $1,145,200