

Key: 3003

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.911

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
NUGENT JAMES & HEATHER TRS 31 SEDGEWICK DR SCITUATE, MA 02066				14-4-12-0				31 SEDGEWICK DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NUGENT JAMES & HEATHER TR				03/08/2019	F	100	50881-314				
NUGENT JAMES W & HEATHER				07/20/2018	N		50070-217				
KERANS, W.MARTIN				05/12/2006	H	535,000	32673-6				

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	%
22-0751	07/12/2022	3	ALTERATIONS	85,000	11/07/2022	JD	100	100
22-0417	04/25/2022	3	ALTERATIONS	60,000	06/07/2022	JD	100	25
22-0417	04/25/2022	3	ALTERATIONS	60,000	11/07/2022	JD	100	100

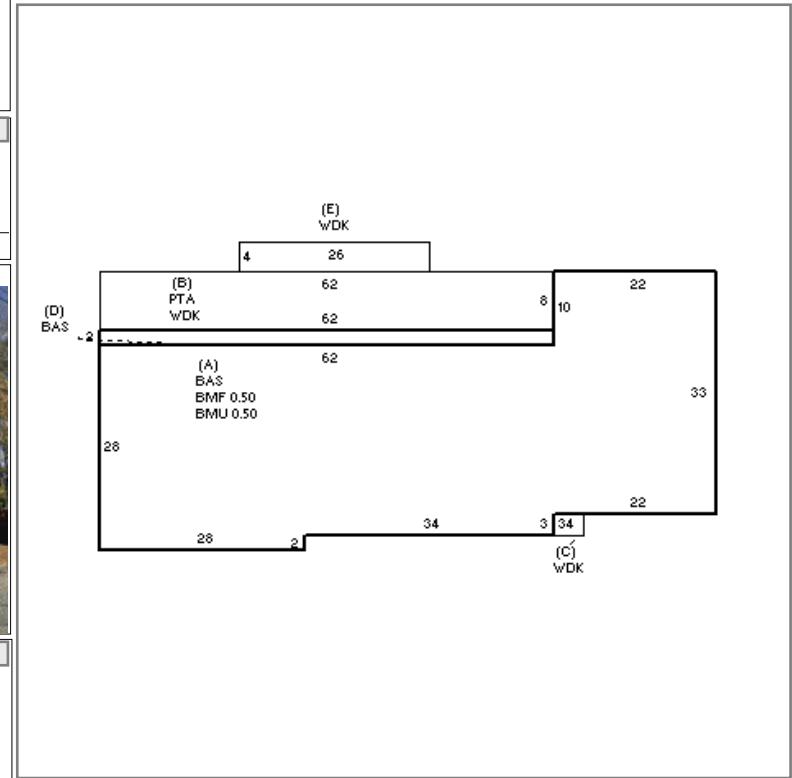
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	22,146	NS 1.00	100	1.00	100	1.00	440,000	1.70	100	1.00	R04 1.00	380,820

TOTAL	22,146 SF	ZONING	FRNT	113	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	380,800	346,200
Inf1	FACTOR 100		BUILDING	491,500	414,600		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		872,300	760,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	6/7/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/7/2022	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	11/7/2022	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1964	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,518	DETAIL ADJ	0.884	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$260	OVERALL	1.000	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	11	HW/COOL AIR	1.04
				FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	655,335
A	BMU	N	BSMT UNFINISHED	1,197		43.25	51,775	CONDITION ELEM	CD
A	BMF	N	BSMT FINISH-SEP	1,197		60.72	72,681	EXTERIOR	G
+	WDK	N	WOOD DECK	612		42.24	25,851	INTERIOR	G
B	PTA	N	PATIO	496		16.39	8,129	KITCHEN	V
+	BAS	L	BASE AREA	2,518	1964	188.58	474,852	BATHS	G
	BMG	O	BSMT GARAGE	2		2,740.10	5,480	HEAT	A
	F11	O	FPL 1S 1OP	1		8,009.10	8,009	ELECT	A

EFF.YR/AGE	1988 / 34
COND	25 25%
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$491,500