

Key: 3004

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.912

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
WILCOX THOMAS O & JOANN 35 SEDGEWICK DR SCITUATE, MA 02066				14-4-11-0				35 SEDGEWICK DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WILCOX THOMAS O & JOANN				12/30/2005	H	600,000	32006-309				
MCKEOWN ELIZABETH M				08/06/1979	QS		4702-60				
MCKEOWN THOMAS E & ELIZAB				01/01/1963	XX		2961-420				

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	%
61-309	03/13/2018	5	SPLIT/SUB/LA		06/05/2018	JD	100	100
91-235	06/07/1991	3	ALTERATIONS				100	100

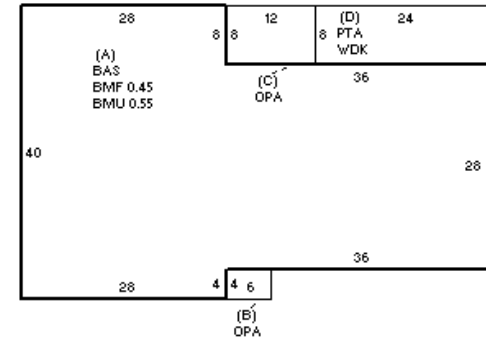
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	100	1.00	1.00	1.00	WV2	1.50	606,060
300	A	0.835	NS 1.00	100	1.00	100	1.00	1.00	1.00	WV2	1.50	24,800

TOTAL	1.754 Acres	ZONING	NO. SCITUATE	FRNT	115	ASSESSED	CURRENT	PREVIOUS
Ngh		NOTE			LAND	630,900	574,800	
Infl1	FACTOR 100			BUILDING	410,800	365,400		
Infl2	PHY 100			DETACHED	0	0		
				OTHER	0	0		
					TOTAL	1,041,700	940,200	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/9/2011	PL
MODEL	1		RESIDENTIAL	LIST	3/9/2011	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	4/1/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1962	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	555,180		
NET AREA	2,128	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,170		43.99	51,473	TOTAL RCN	555,180		
\$NLA(RCN)	\$261	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	958		61.76	59,166	CONDITION ELEM	CD		
				ROOF SHAPE	2	HIP	1.00	A	BAS	L	BASE AREA	2,128	1962	189.98	404,283	EXTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	120		56.65	6,798	INTERIOR			
				FLOOR COVER	99	N/A	1.00	D	WDK	N	WOOD DECK	192		42.24	8,110	KITCHEN			
				INT FINISH	99	N/A	1.00	D	PTA	N	PATIO	192		16.39	3,147	BATHS			
				HEATING/COOLING	2	HOT WATER	1.02		BMG	O	BSMT GARAGE	2		2,740.10	5,480	HEAT			
				FUEL SOURCE	99	N/A	1.00		F12	O	FPL 1S 2OP	1		11,381.70	11,382	ELECT			
																		EFF.YR/AGE	1985 / 37
																		COND	26 26 %
																		FUNC	0
																		ECON	0
																		DEPR	26 % GD 74
																		RCNLD	\$410,800