

Key: 3006

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.914

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
VOLDAN KRISTIN & DAVID 55 ABERDEEN DRIVE SCITUATE, MA 02066				14-4-9-0				45 SEDGEWICK DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
VOLDAN KRISTIN & DAVID				11/01/2022	V	100	57382-332				
ZILINSKAS BERNARD				01/01/1977	QS		4193-267				
JESKE TERRY L AND LINDA A				01/01/1976	XX		4127-269				

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	%
98-126	04/09/1998	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,000	NS 1.00	100	1.00	660,000	1.87	100	1.00	WV2 1.50		566,610

TOTAL	20,000 SF	ZONING	FRNT	123	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	566,600	515,100
Inf1	FACTOR 100		BUILDING	452,000	423,900		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					<b>TOTAL</b>	<b>1,018,600</b>	<b>939,000</b>

DETACHED

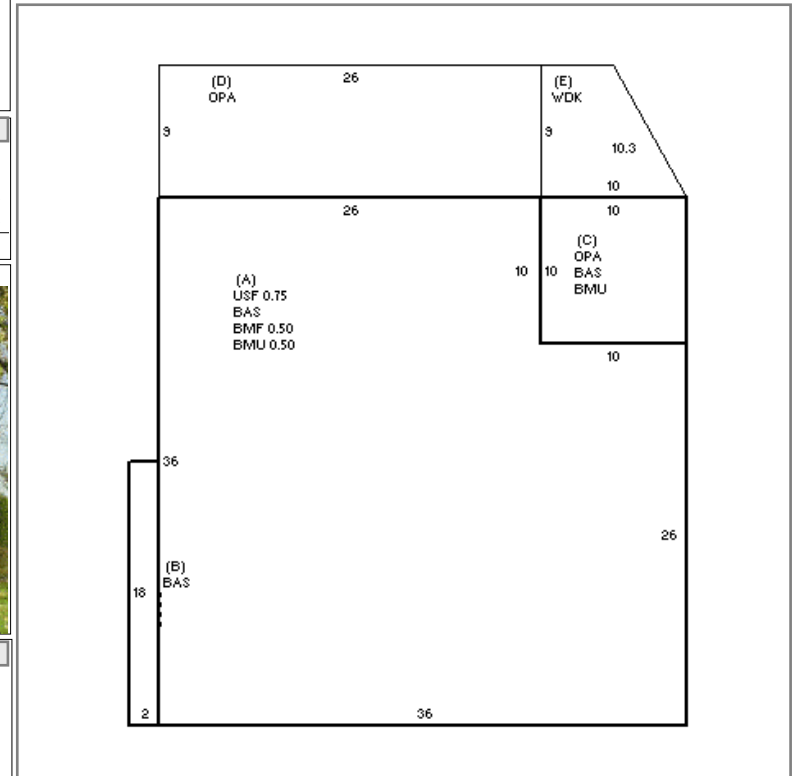
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

FY12 FR-CAPE TO COLONIAL

BUILDING	CD	ADJ	DESC	MEASURE	3/9/2011	PL
MODEL	1		RESIDENTIAL	LIST	3/9/2011	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/1/2011	KT
QUALITY	+	1.10	AVG +/-GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BUILDING

YEAR BLT	1975	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	602.659		
NET AREA	2,229	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	698		48.49	33,844	CONDITION ELEM	CD		
\$NLA(RCN)	\$270	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	598		68.07	40,703	EXTERIOR			
				ROOF SHAPE	6	SALTBOX	1.00	A	USF	L	UPPER STORY FIN	897	1975	203.73	182,746	INTERIOR			
				ROOF COVER	2	WOOD SHINGLES	1.01	+	BAS	L	BASE AREA	1,332	1975	224.03	298,406	KITCHEN			
				FLOOR COVER	99	N/A	1.00	+	OPA	N	OPEN PORCH	334		56.65	18,921	BATHS			
				INT FINISH	99	N/A	1.00	E	WDK	N	WOOD DECK	68		42.24	2,872	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02		BMG	O	BSMT GARAGE	2		2,740.10	5,480	ELECT			
				FUEL SOURCE	99	N/A	1.00		F22	O	FPL 2S 2OP	1		12,435.50	12,436				
																		EFF.YR/AGE	1990 / 32
																		COND	25 25 %
																		FUNC	0
																		ECON	0
																		DEPR	25 % GD 75
																		RCNLD	\$452,000