

Key: 3008

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.916

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|-----------------|--|--|--|
| MCMAHON ANDREW JOSEPH 44 SEDGEWICK DR SCITUATE, MA 02066 | | | | 14-5-7-0 | | | | 44 SEDGEWICK DR | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| MCMAHON ANDREW JOSEPH | | | | 12/12/2019 | QS | 702,000 | 52083-290 | | | | |
| GOWDY CHERYL L | | | | 09/24/2019 | F | | 51684-176 | | | | |
| GOWDY ROBERT E & CHERYL L | | | | 04/17/1987 | QS | 295,000 | 7629-168 | | | | |

| 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 | % |
| 99-284 | 06/11/1999 | 3 | ALTERATIONS | | | | 100 | 100 |

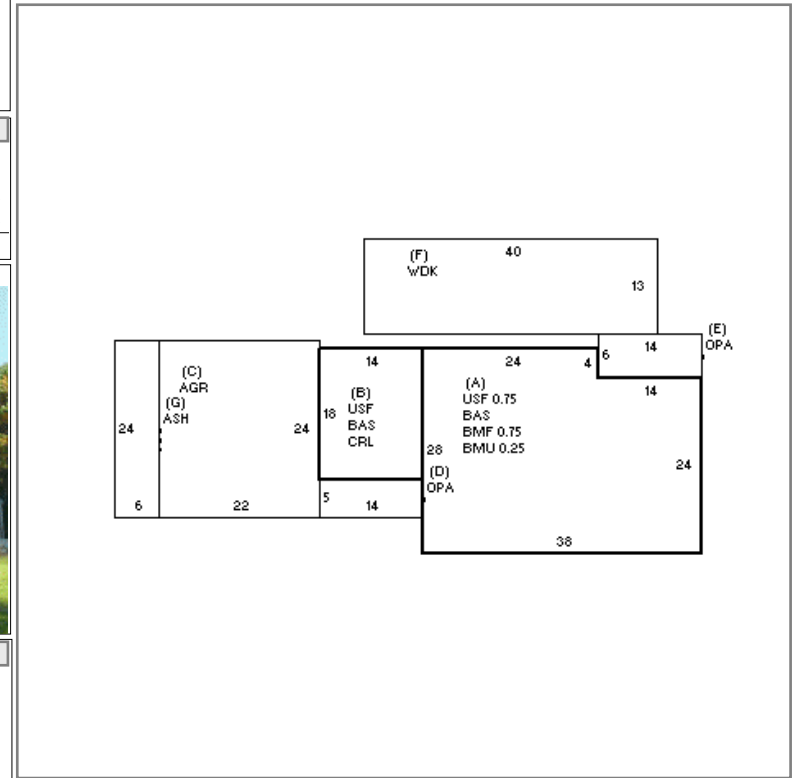
| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|----------|----------|----------|------|----------|-----|------|------------|-----------|
| 100 | S | 20,000 | NS 1.00 | 100 1.00 | 100 1.00 | 440,000 | 1.87 | 100 1.00 | R04 | 1.00 | | 377,740 |

| TOTAL | 20,000 SF | ZONING | NO. SCITUATE | FRNT | 154 | ASSESSED | LAND 377,700 | CURRENT | 343,400 | PREVIOUS | 480,200 |
|-------|--------------|--------|--------------|------|-----|------------------|--------------|---------|---------|----------|---------|
| Ngh | NO. SCITUATE | NOTE | | | | BUILDING 539,800 | | | | | |
| Infl1 | FACTOR 100 | | | | | DETACHED 0 | | | | | |
| Infl2 | PHY 100 | | | | | OTHER 0 | | | | | |
| | | | | | | TOTAL 917,500 | | | | 823,600 | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BLDG COMMENTS |
|---------------|
| |



| BUILDING | CD | ADJ | DESC | MEASURE | 2/11/2020 | JD |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 2/11/2020 | JD |
| STYLE | 4 | 1.10 | CAPE [100%] | REVIEW | 9/10/2020 | JD |
| QUALITY | + | 1.10 | AVG +/GOOD - [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1961 <th>SIZE ADJ</th> <td>1.000 <th>ELEMENT</th> <th>CD</th> <th>DESCRIPTION</th> <th>ADJ</th> <th>S</th> <th>BAT</th> <th>T</th> <th>DESCRIPTION</th> <th>UNITS</th> <th>YB</th> <th>ADJ PRICE</th> <th>RCN</th> </td> | SIZE ADJ | 1.000 <th>ELEMENT</th> <th>CD</th> <th>DESCRIPTION</th> <th>ADJ</th> <th>S</th> <th>BAT</th> <th>T</th> <th>DESCRIPTION</th> <th>UNITS</th> <th>YB</th> <th>ADJ PRICE</th> <th>RCN</th> | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|--|------------|---|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 2,268 | DETAIL ADJ | 1.155 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 252 | | 48.81 | 12,300 |
| \$NLA(RCN) | \$305 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | BMF | N | BSMT FINISH-SEP | 756 | | 68.52 | 51,801 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 1,260 | 1961 | 250.41 | 315,521 |
| | | | | ROOF COVER | 2 | WOOD SHINGLES | 1.01 | + | USF | L | UPPER STORY FIN | 1,008 | 1961 | 227.72 | 229,546 |
| | | | | FLOOR COVER | 24 | COMB | 1.00 | B | CRL | N | BSMT CRAWL | 252 | | 10.90 | 2,747 |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | C | AGR | N | ATT GARAGE | 528 | | 47.88 | 25,280 |
| | | | | HEATING/COOLING | 11 | HW/COOL AIR | 1.04 | + | OPA | N | OPEN PORCH | 154 | | 56.65 | 8,724 |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | F | WDK | N | WOOD DECK | 520 | | 42.24 | 21,965 |
| | | | | | | | | G | ASH | N | ATT SHED | 144 | | 24.58 | 3,540 |
| | | | | | | | | | F22 | O | FPL 2S 2OP | 1 | | 12,435.50 | 12,436 |

| TOTAL RCN | 691,990 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | G |
| KITCHEN | G |
| BATHS | G |
| HEAT | U |
| ELECT | U |
| EFF.YR/AGE | 1997 / 25 |
| COND | 22 22 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 22 % GD 78 |
| RCNLD | \$539,800 |