

Key: 3009

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.917

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FORTUNA GAIL TR 38 SEDGEWICK DR SCITUATE, MA 02066				14-5-6-0				38 SEDGEWICK DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FORTUNA GAIL TR				11/13/2013	F	100	43817-221				
FORTUNA GAIL R				08/20/1990	QS		9902-246				
FORTUNA DANIEL V AND GAIL				01/01/1976	XX		4076-185				

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	%
05-463	08/02/2005	3	ALTERATIONS	3,000	05/30/2006	SJ	100	100
95-470	08/08/1995	2	ADDITIONS				100	100
93-74	02/11/1993	3	ALTERATIONS				100	100
92-555	07/02/1992	3	ALTERATIONS				100	100
89-158	04/01/1989	3	ALTERATIONS				100	100

LAND

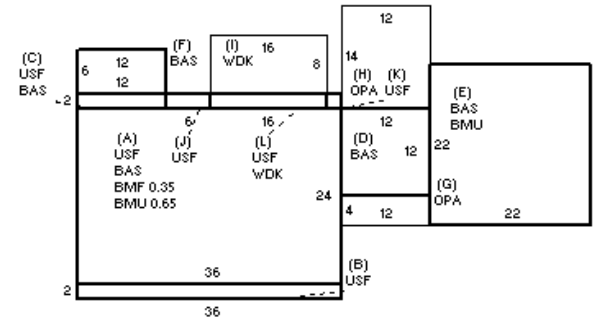
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	20,000	NS 1.00	100	1.00	100	1.00	440,000	1.87	100	1.00	R04 1.00	377,740

TOTAL	20,000 SF	ZONING	FRNT	167	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	N O T E			LAND	377,700	343,400
Infl1	FACTOR 100		BUILDING	490,500	454,600		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL						868,200	798,000

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/31/2003



BUILDING	CD	ADJ	DESC	MEASURE	3/13/2012	PL
MODEL	1		RESIDENTIAL	LIST	3/13/2012	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	1961	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	662,855													
NET AREA	2,596	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,046		48.02	50,233															
\$NLA(RCN)	\$255	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	302		67.42	20,360															
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,008	1961	197.02	198,596															
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,588	1961	216.65	344,040															
				FLOOR COVER	99	N/A	1.00	+	OPA	N	OPEN PORCH	216		56.65	12,236															
				INT FINISH	99	N/A	1.00	+	WDK	N	WOOD DECK	160		42.24	6,758															
				HEATING/COOLING	2	HOT WATER	1.02		BMG	O	BSMT GARAGE	2		2,740.10	5,480															
				FUEL SOURCE	99	N/A	1.00		F11	O	FPL 1S 1OP	1		8,009.10	8,009															
									F21	O	FPL 2S 1OP	1		9,062.90	9,063															
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