Key: 3010

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2,918

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
JAMES JEFFREY T & DONNA M 32 SEDGEWICK DRIVE SCITUATE, MA 02066	14-5-4-0	32 SEDGEWICK DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
JAMES JEFFREY T & DONNA M	01/28/2000	QS	365,000	18241-22
TWOHIG JAMES	01/01/1963	XX		2938-151
SCITUATE ASSOCIATES INC	01/01/1961	XX		2754-167

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

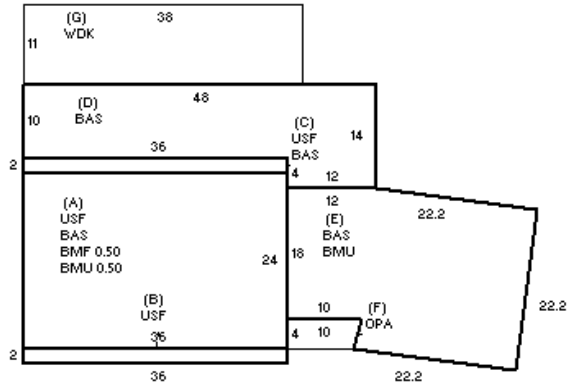
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-1034	10/03/2022	3	ALTERATIONS	16,000	05/30/2023	NC	100	100
01-524	09/18/2001	2	ADDITIONS				100	100
99-545	11/02/1999	3	ALTERATIONS				100	100
89-297	06/01/1989	3	ALTERATIONS				100	100
		6	CYCL GROWTH				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,491	NS 1.00	100 1.00	100 1.00	440,000	1.75	100 1.00	R04 1.00			379,890

TOTAL	21,491 SF	ZONING		FRNT	163
Ngh	NO. SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	379,900	345,400
BUILDING	569,700	528,500
DETACHED	200	200
OTHER	0	0
TOTAL	**949,800**	**874,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A 1.00	SV 1.00	SHED		200	1.10	200

PHOTO 05/30/2023

BLDG COMMENTS

OTHER FIX=SINK

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/25/2009	PL
LIST		
REVIEW	6/27/2023	NC

YEAR BLT	1961	SIZE ADJ	1.000
NET AREA	3,158	DETAIL ADJ	1.020
$NLA(RCN)	$244	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	10	$8,976
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,118		46.59	52,085
A	BMF	N	BSMT FINISH-SEP	432		65.40	28,252
+	USF	L	UPPER STORY FIN	1,008	1961	191.64	193,177
+	BAS	L	BASE AREA	2,150	1961	210.74	453,085
F	OPA	N	OPEN PORCH	38		56.65	2,153
G	WDK	N	WOOD DECK	418		42.24	17,656
	BMG	O	BSMT GARAGE	2		2,740.10	5,480
	F21	O	FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	769,926
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1985 / 37	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$569,700