

Key: 3011

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.919

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
PYNE JOHN J & POLLY F TRS 24 SEDGEWICK DR SCITUATE, MA 02066				14-5-3-0				24 SEDGEWICK DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PYNE JOHN J & POLLY F TRS				11/08/2021	F	1 55980-38					
PYNE JOHN J & POLLY F				09/30/2011	F	1 40388-310					
PYNE POLLY				01/06/1993	F	1 11564-130					

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	%
09-243	06/10/2009	2	ADDITIONS	76,800	06/22/2010	SJ	100	100
89-542	09/01/1989	3	ALTERATIONS				100	100
		6	CYCL GROWTH				100	100

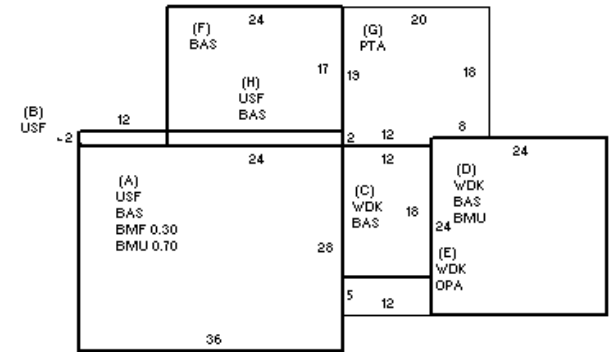
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	21,491	NS	1.00	1.00	1.00	1.00	440,000	1.75	100	1.00	R04 1.00	379,890

DETACHED

TOTAL	21,491 SF	ZONING	FRNT	161	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	379,900	345,400
Inf1	FACTOR 100		BUILDING	618,700	580,700		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			<b>TOTAL</b>		<b>998,600</b>	<b>926,100</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/22/2010	SJ
MODEL	1		RESIDENTIAL	LIST	6/22/2010	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%]			

BLDG COMMENTS

INDING

YEAR BLT	1963	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	824,938
NET AREA	3,336	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,282		46.40	59,488		
\$NLA(RCN)	\$247	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	302		65.14	19,672		
				ROOF SHAPE	2	HIP	1.00	+	USF	L	UPPER STORY FIN	1,080	1963	190.57	205,813		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,848	1963	209.55	387,257		
				FLOOR COVER	99	N/A	1.00	+	WDK	N	WOOD DECK	852		42.24	35,989		
				INT FINISH	99	N/A	1.00	E	OPA	N	OPEN PORCH	60		56.65	3,399		
				HEATING/COOLING	2	HOT WATER	1.02	F	BAS	L	BASE AREA	408	2010	209.56	85,499		
				FUEL SOURCE	99	N/A	1.00	G	PTA	N	PATIO	372		16.39	6,097		
									BMG	O	BSMT GARAGE	2		2,740.10	5,480		
									F21	O	FPL 2S 1OP	1		9,062.90	9,063		

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1990 / 32
COND	25 25%
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$618,700