

Key: 3012

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.920

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION			
MURTHY NISHANT & MARIA C FENWICK 18 SEDGEWICK DR SCITUATE, MA 02066		14-5-2-0		18 SEDGEWICK DR			
		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		MURTHY NISHANT & POWERS JUNE H & CHARLES G MARVEL MARY		07/28/2017 01/16/2007 02/11/2004	QS QS F	624,000 615,000 10	48720-277 33977-129 27535-348

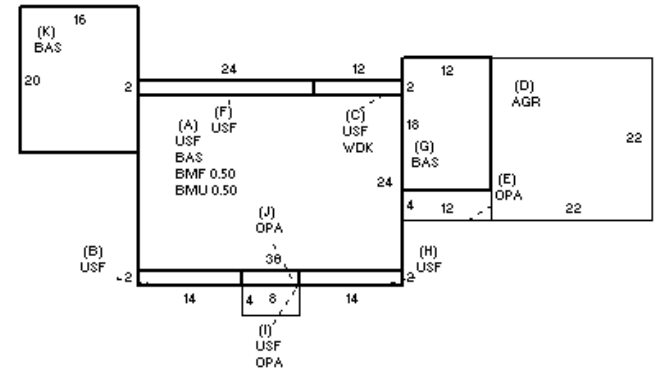
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
22-0905	08/29/2022	2	ADDITIONS	82,000	11/07/2022	JD	100 0
22-0905	08/29/2022	2	ADDITIONS	82,000	08/30/2023	JD	60 60
22-0463	05/03/2022	3	ALTERATIONS	55,500	06/07/2022	JD	100 50
22-0463	05/03/2022	3	ALTERATIONS	55,500	11/07/2022	JD	100 100
22-0365	04/11/2022	3	ALTERATIONS	40,000	06/07/2022	JD	100 90

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,826 NS	1.00	100	1.00	440,000	1.80	100	1.00	R04		378,930

TOTAL	20,826 SF	ZONING	FRNT	145	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	378,900	344,500
Infl1	FACTOR 100		BUILDING	476,100	314,700		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		855,000	659,200	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/31/2023



BUILDING	CD	ADJ	DESC	MEASURE	7/10/2018	JD
MODEL	1		RESIDENTIAL	LIST	6/7/2022	JD
STYLE	5	1.00	COLONIAL [100%]	REVIEW	11/7/2022	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

YEAR BLT	1961	SIZE ADJ	1.000
NET AREA	2,408	DETAIL ADJ	1.040
\$NLA(RCN)	\$257	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	6	\$5,491	
# 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	1	HARDWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	432		54.18	23,407
A	BMF	N	BSMT FINISH-SEP	432		76.06	32,859
+	USF	L	UPPER STORY FIN	1,008	1961	203.08	204,701
C	WDK	N	WOOD DECK	24		42.26	1,014
D	AGR	N	ATT GARAGE	484		48.90	23,667
+	OPA	N	OPEN PORCH	96		56.65	5,438
+	BAS	L	BASE AREA	1,080	1961	223.31	241,175
K	BAS	L	BASE AREA	320	2023	223.31	71,459
	F21	O	FPL 2S 10P	1		9,062.90	9,063

TOTAL RCN	618,275
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	V
HEAT	A
ELECT	U
EFF.YR/AGE	2007 / 15
COND	15 15%
FUNC	8 uc addition
ECON	0
DEPR	23 % GD 77
RCNLD	\$476,100