

Key: 533

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 477

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BRODERICK TODD M & KELLY M TR 3 CEDARWOOD RD SCITUATE, MA 02066				37-5-1-0				3 CEDARWOOD RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BRODERICK TODD M & KELLY				09/13/2012	F	1	41938-341				
BRODERICK TODD M & KELLY				08/28/2012	F	1	41860-154				
BRODERICK TODD & KELLY TR				09/28/2011	F	-100	40373-273				

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	%
16-206	04/26/2016	3	ALTERATIONS	80,798	07/11/2016	SJ	100	10
16-206	04/26/2016	3	ALTERATIONS	80,798	07/14/2017	SJ	100	100
11-353	06/15/2011	3	ALTERATIONS	66,983	07/31/2012	SJ	100	100
		1	NEW CONST		07/07/2008	SJ	100	100
		1	NEW CONST		07/10/2007	SJ	100	100

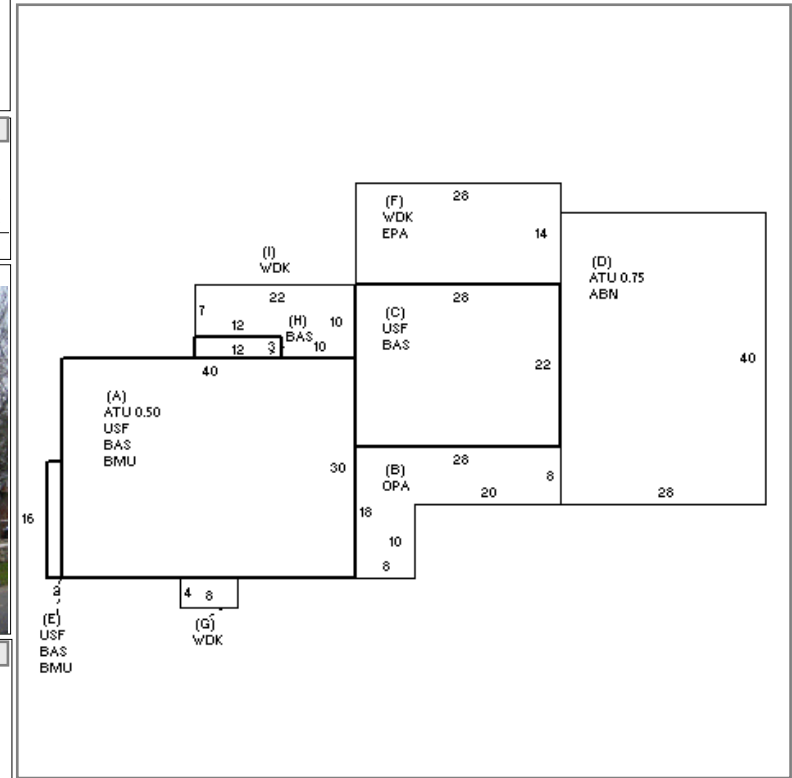
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,396	SC	1.00	100	1.00	100	1.00	R03	0.90		339,170

TOTAL	19,396 SF	ZONING	FRNT	297	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	339,200	325,500
Inf1	FACTOR 100		BUILDING	963,200	898,900		
Inf2	PHY 100		DETACHED	1,100	1,000		
			OTHER	0	0		
					TOTAL	1,303,500	1,225,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		400	1.10	400
S/V	A	1.00	SV 1.00 SHED	1997	600	1.10	700

PHOTO 12/05/2006

BLDG COMMENTS
OTHER FIX=SHOWER



BUILDING	CD	ADJ	DESC	MEASURE	5/26/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/8/2011	KT
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2005	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,732	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,232		53.55	65,975
\$NLA(RCN)	\$293	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,848	2005	207.09	382,696
				ROOF SHAPE	1	GABLE	1.00	+	ATU	N	ATTIC UNF	1,440		44.40	63,936
				ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	304		61.80	18,787
				FLOOR COVER	99	N/A	1.00	+	BAS	L	BASE AREA	1,884	2005	227.72	429,024
				INT FINISH	99	N/A	1.00	D	ABN	N	ATT BARN	1,120		39.24	43,949
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F	EPA	N	ENCLOSED PORCH	392		108.24	42,430
				FUEL SOURCE	99	N/A	1.00	+	WDK	N	WOOD DECK	608		46.08	28,016
									KIT	O	XTRA KITCHEN	1		7,816.80	7,817

TOTAL RCN	1,094,495
CONDITION ELEM CD	
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE 2010 / 12	
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$963,200