

Key: 705

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 644

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WICKLUND KEITH G & GIBBONS JOAN L 35 CEDARWOOD RD SCITUATE, MA 02066				32-1-4-0				35 CEDARWOOD RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WICKLUND KEITH G & WICKLUND GORDON E				05/05/2005	A	350,000	30473-113				
WICKLUND GORDON E				03/21/1994	F	100	12741-20				
WICKLUND GORDON & GLADYS				12/27/1990	XX		10089-155				

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	%
07-101	03/13/2007	3	ALTERATIONS	7,000			100	100
07-701	03/13/2007	3	ALTERATIONS	7,000	06/18/2007	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,654	SC	1.00	100	1.00	100	1.00	R03	0.90		347,100

TOTAL	25,654 SF	ZONING	FRNT	145	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE AFFIDAVIT/BK21684 PG103 3/8/02. WIFE DECEASED. .	LAND	347,100	333,100		
Inf1	FACTOR 100		BUILDING	238,400	221,700		
Inf2	PHY 100		DETACHED	100	100		
			OTHER	0	0		
		TOTAL		585,600	554,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		100	1.10	100



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/4/2014	SJ
MODEL	1		RESIDENTIAL	LIST	5/4/2014	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/8/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1938	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,832	DETAIL ADJ	1.133	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	400		69.47	27,786
\$NLA(RCN)	\$296	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	600	1938	232.23	139,336
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	108		56.65	6,118
				ROOF COVER	2	WOOD SHINGLES	1.01	+	BAS	L	BASE AREA	1,232	1938	255.36	314,609
				FLOOR COVER	99	N/A	1.00	D	EPA	N	ENCLOSED PORCH	50		99.22	4,961
				INT FINISH	99	N/A	1.00	E	AGR	N	ATT GARAGE	576		46.91	27,019
				HEATING/COOLING	2	HOT WATER	1.02	F11	O	FPL 1S 1OP	1			8,009.10	8,009
				FUEL SOURCE	99	N/A	1.00	F21	O	FPL 2S 1OP	1			9,062.90	9,063

TOTAL RCN	541,886
CONDITION ELEM CD	
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1956 / 66
COND	56 56 %
FUNC	0
ECON	0
DEPR	56 % GD 44
RCNLD	\$238,400

