

Key: 9728

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.330

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
TYNAN CHERYLANN M & ROBERT J				14-2-51-A				6 SEDGEWICK DR			
6 SEDGEWICK DRIVE				TYNAN CHERYLANN M				10/25/1993 A			
SCITUATE, MA 02066				OLIVA ANTHONY J AND JEAN				05/01/1991 QS			
				TANSEY PAUL G TRUSTEE				03/15/1991 XX			

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 %
90-109	04/01/1990	1	NEW CONST				100 100

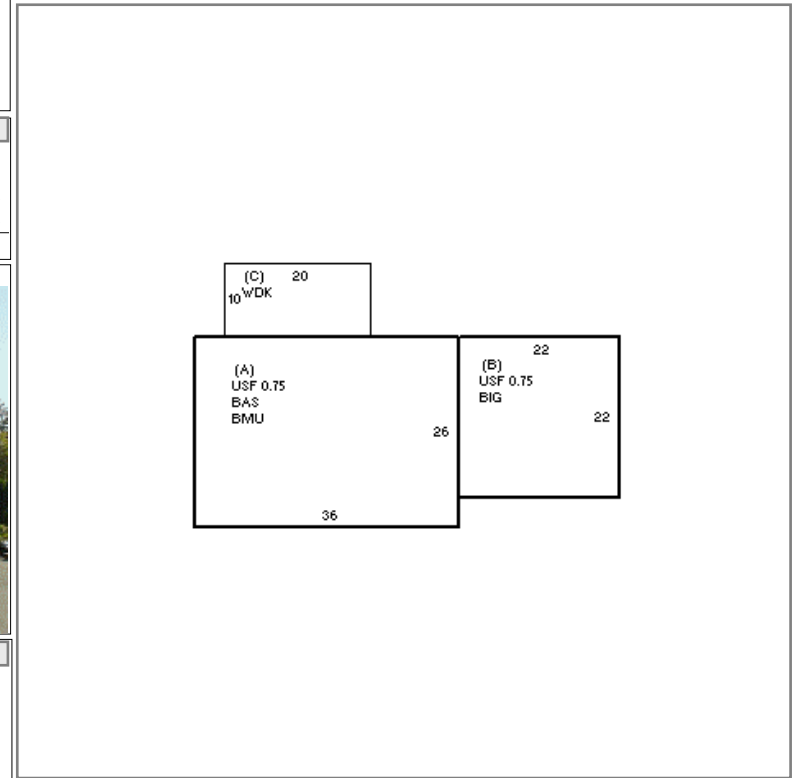
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	20,004	NS 1.00	100	1.00	100	1.00	440,000	1.87	100	1.00	R04 1.00	377,730

TOTAL	20,004 SF	ZONING	NO. SCITUATE	FRNT	180	ASSESSED	LAND 377,700	CURRENT	377,700	PREVIOUS	343,400	
Ngh	NO. SCITUATE	NOTE	Inf1	FACTOR 100	BUILDING 445,700	396,400	Inf2	PHY 100	DETACHED 500	500	OTHER 0	0
TOTAL			TOTAL	823,900	740,300							

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		40	17.03	500



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	3/14/2011	PL
MODEL	1		RESIDENTIAL	LIST	3/14/2011	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/2/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1991	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	2,001	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	936		52.89	49,501	
\$NLA(RCN)	\$282	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	936	1991	248.72	232,804	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,065	1991	226.19	240,888
STORIES	1.75	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	B	BIG	N	BUILT-IN GARAGE	484		54.86	26,554		
ROOMS	7	1.00	FLOOR COVER	13	COMB	1.00	C	WDK	N	WOOD DECK	200		42.24	8,448		
BEDROOMS	3	1.00	INT FINISH	2	DRYWALL	1.00										
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02										
# 1/2 BATHS	0	1.00	FUEL SOURCE	99	N/A	1.00										
TOT FIXTURES	6	\$5,925														
# UNITS	1	1.00														

TOTAL RCN	564,120
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2000 / 22
COND	20 20 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$445,700