Key: 1903

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1,830

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KREITZ JOSEPH F & JANICE M 58 PHEASANT HILL DRIVE SCITUATE, MA 02066	31-1-50-J	58 PHEASANT HILL DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KREITZ JOSEPH F & JANICE	10/28/1988	QS	273,000	(77758)
MACDONALD ROGER L AND CYR	01/01/1963	XX		(C00032226)
SCITUATE ASSOCIATES INC	01/01/1960	XX		(C00028254)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

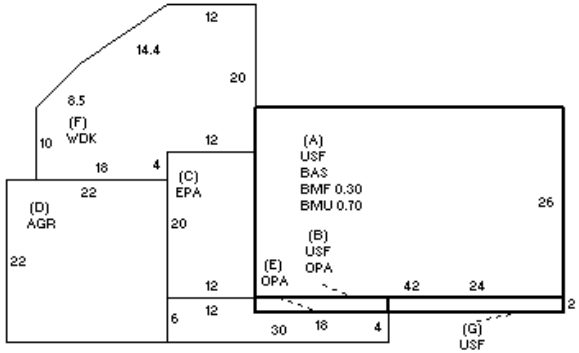
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
95-417	07/22/1995	3	ALTERATIONS				100	100
95-232	05/04/1995	3	ALTERATIONS				100	100
		6	CYCL GROWTH				100	100

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS	1.00	100	1.00	100	1.00	440,000	1.00	100	1.00	R04	1.00			404,040
300	A	0.086	WS	1.00	100	1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00			1,700

TOTAL	1.004 Acres	ZONING		FRNT	163
Ngh	W. SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	405,700	368,900
BUILDING	481,600	444,500
DETACHED	0	0
OTHER	0	0
TOTAL	**887,300**	**813,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/16/2003

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/23/2009	PL
LIST		
REVIEW	3/24/2011	KT

BLDG COMMENTS

OTHER FIX=SINK
FY12 QUALITY CHANGE FROM GD TO AVG+ PER FIELD REVIEW.

YEAR BLT	1962	SIZE ADJ	1.000
NET AREA	2,268	DETAIL ADJ	1.020
$NLA(RCN)	$287	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	9	$8,078
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	764		50.62	38,672
A	BMF	N	BSMT FINISH-SEP	328		71.06	23,307
A	BAS	L	BASE AREA	1,092	1962	221.14	241,490
+	OPA	N	OPEN PORCH	180		56.65	10,197
C	EPA	N	ENCLOSED PORCH	240		99.22	23,813
D	AGR	N	ATT GARAGE	484		48.90	23,667
F	WDK	N	WOOD DECK	558		42.24	23,570
+	USF	L	UPPER STORY FIN	1,176	1962	201.11	236,501
	F21	O	FPL 2S 1OP	1		9,062.90	9,063
	F22	O	FPL 2S 2OP	1		12,435.50	12,436

TOTAL RCN	650,792
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1985 / 37		
COND	26	26 %	
FUNC	0		
ECON	0		
DEPR	26	% GD	74
RCNLD			$481,600