

Key: 1909

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.836

LEGAL

LAND

DETAILED

BUILDING

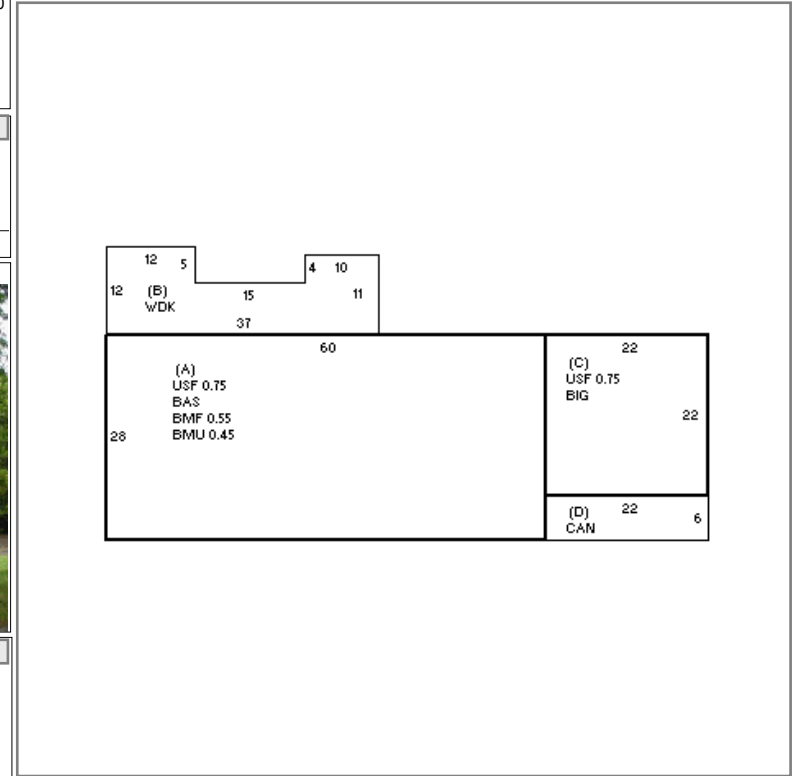
CURRENT OWNER		PARCEL ID		LOCATION	
Dwyer Robert L Jr & Diorio-Dwyer Maria 16 Pheasant Hill Dr Scituate, MA 02066		31-1-43-M		16 PHEASANT HILL DR	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		11/26/2012	F	1 (118314)	
		09/18/2007	F	-100 (111086)	
		02/21/1991	A	215,000	81176-

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
10-321	07/20/2010	7	OTHERS	30,000	06/30/2011	SJ	100
01-285	06/18/2001	3	ALTERATIONS				100
98-203	05/18/1998	3	ALTERATIONS				100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	440,000	1.00	100	1.00	R04	1.00	404,040
300	A	0.026	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	510

TOTAL	41,148 SF		ZONING	FRNT	154	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE		NOTE			LAND	404,600	367,800
Inf1	FACTOR 100			BUILDING	718,400	639,200		
Inf2	PHY 100			DETACHED	28,000	26,300		
				OTHER	0	0		
				TOTAL	1,151,000	1,033,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 VINYL STEEL	1967	8,000	1.10	8,800
DGF	A	1.00	10 0.90 15 X 30	2011	450	47.44	19,200



BUILDING	CD	ADJ	DESC	MEASURE	4/22/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.10	CAPE [100%]	REVIEW	10/6/2014	RJM
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
OTHER FIX=SINK

YEAR BLT	1961	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	970,811		
NET AREA	3,303	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	756		50.01	37,811	CONDITION ELEM	CD		
\$NLA(RCN)	\$294	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	924		70.21	64,874	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,680	1961	251.75	422,939	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,623	1961	228.94	371,568	KITCHEN			
				FLOOR COVER	99	N/A	1.00	B	WDK	N	WOOD DECK	359		46.08	16,543	BATHS			
				INT FINISH	99	N/A	1.00	C	BIG	N	BUILT-IN GARAGE	484		59.85	28,968	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02	D	CAN	N	CANOPY	132		20.40	2,693	ELECT			
				FUEL SOURCE	99	N/A	1.00	F22	O		FPL 2S 2OP	1		13,566.00	13,566				
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1985 / 37
STORIES		1.75	1.00															COND	26 26 %
ROOMS		7	1.00															FUNC	0
BEDROOMS		4	1.00															ECON	0
BATHROOMS		2	1.00															DEPR	26 % GD 74
# 1/2 BATHS		2	1.00															RCNLD	\$718,400
TOT FIXTURES		11	\$11,849																
# UNITS		1	1.00																