

Key: 2337

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.248

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
HALL THOMAS S & CATHERINE A 59 DREAMWOLD ROAD SCITUATE, MA 02066				27-4-12-0				59 DREAMWOLD RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
HALL THOMAS S & CATHERINE				09/01/1999	QS	365,000	17833-236					
CLANCY CHRISTOPHER W & SU				10/29/1993	QS	250,000	12341-314					
VON KAHLE LOUIS A & WINIF				01/01/1972	XX		3701-789					
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	34,660	SC 1.00	100	1.00	396,000	1.14	100	1.00	R04	0.90	357,630

LAND

TOTAL	34,660 SF	ZONING	FRNT	235	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E			LAND	357,600	343,200
Infl1	FACTOR 100		BUILDING	521,100	470,300		
Infl2	PHY 100		DETACHED	14,000	13,000		
			OTHER	0	0		
			<b>TOTAL</b>		<b>892,700</b>	<b>826,500</b>	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80	50 0.50 GARAGE	1966	360	40.89	7,400
S/V	A	1.00	SV 1.00 STABLE/SHOP		6,000	1.10	6,600

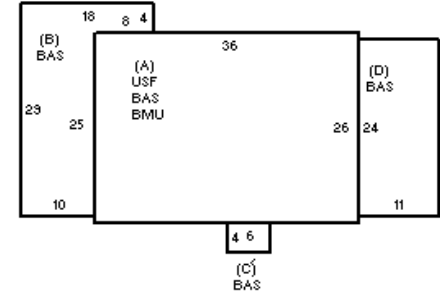


BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/25/2010	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/28/2011	KT
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
FY12 FR-COL TO CONV

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 %
02-140	03/12/2002	3	ALTERATIONS		03/24/2004	PJB	100 100
01-577	10/15/2001	3	ALTERATIONS				100 100
90-494	08/16/1990	3	ALTERATIONS				100 100
		7	OTHERS				100 100



YEAR BLT	1925	SIZE ADJ	1.000
NET AREA	2,482	DETAIL ADJ	1.224
\$NLA(RCN)	\$304	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$7,050	
# 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	936		57.69	54,001
A	USF	L	UPPER STORY FIN	936	1925	259.61	242,992
+	BAS	L	BASE AREA	1,546	1925	285.47	441,341
	F21	O	FPL 2S 1OP	1		9,886.80	9,887

TOTAL RCN	755,270
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1972 / 50
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$521,100