

Key: 5063

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.811

LEGAL

LAND

DETACHED

BUILDING

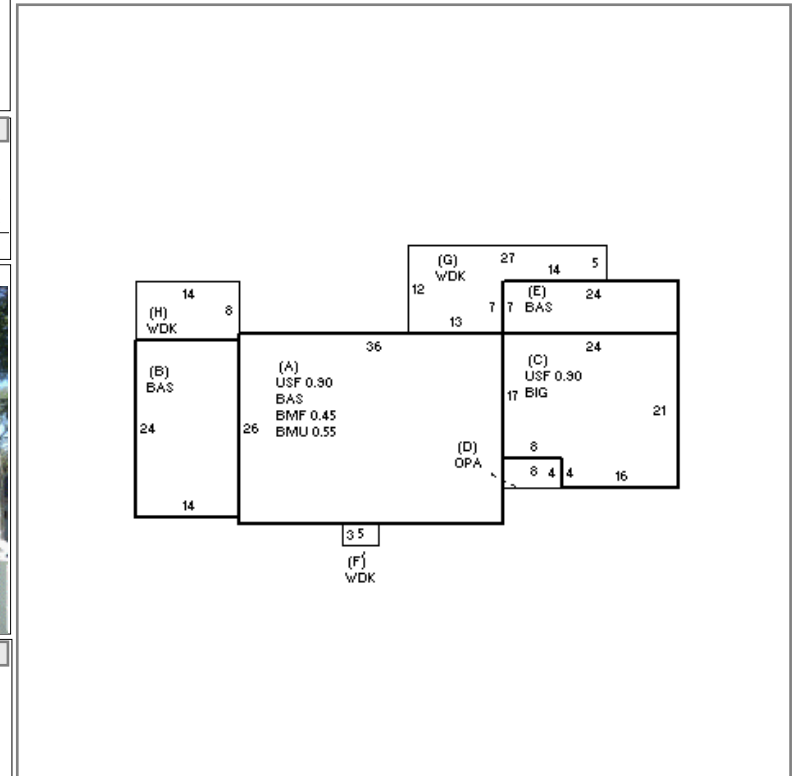
CURRENT OWNER				PARCEL ID				LOCATION			
FAWCETT WESLEY C & CAITLIN W 58 DREAMWOLD RD SCITUATE, MA 02066				33-3-11-0				58 DREAMWOLD RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FAWCETT WESLEY C & CAITLI				05/09/2019	O	569,000	51090-310				
LONERGAN JOHN J & HELEN G				04/08/1999	F	17333-33	1				
LONERGAN JOHN J & HELEN				01/01/1973	XX	3767-200					

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	%
19-944	12/19/2019	2	OTHERS		09/14/2022	JD	100	100
19-944	12/19/2019	2	ADDITIONS	134,000	06/16/2020	JD	100	70
19-944	12/19/2019	2	ADDITIONS	134,000	11/19/2020	JD	100	90
19-944	12/19/2019	2	ADDITIONS	134,000	05/11/2021	JD	100	100
19-629	08/23/2019	2	ADDITIONS	5,000	06/16/2020	JD	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,269 SC	1.00	100	1.00	396,000	1.85	100	1.00	R04	0.90	340,320

TOTAL	20,269 SF	ZONING		FRNT	117	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	340,300	326,600			
Inf1	FACTOR 100		BUILDING	746,200	663,800			
Inf2	PHY 100		DETACHED	9,200	8,800			
			OTHER	0	0			
			<b>TOTAL</b>	<b>1,095,700</b>	<b>999,200</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 50 0.50	18X20	2020	360	51.11	9,200



BUILDING	CD	ADJ	DESC	MEASURE	6/16/2020	JD
MODEL	1		RESIDENTIAL	LIST	6/16/2020	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	9/14/2022	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1922	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	877,856		
NET AREA	2,707	DETAIL ADJ	1.248	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	515		57.69	29,712	CONDITION ELEM	CD		
\$NLA(RCN)	\$324	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	421		80.99	34,097	EXTERIOR	G		
				ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	842	1922	261.25	219,974	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,440	1922	287.28	413,686	KITCHEN	G		
				FLOOR COVER	2	SOFTWOOD	1.00	C	BIG	N	BUILT-IN GARAGE	472		67.03	31,640	BATHS	G		
				INT FINISH	1	PLASTER	1.00	C	USF	L	UPPER STORY FIN	425	2020	261.25	111,032	HEAT	U		
				HEATING/COOLING	11	HW/COOL AIR	1.04	D	OPA	N	OPEN PORCH	32		61.80	1,978	ELECT	U		
				FUEL SOURCE	1	OIL	1.00	+	WDK	N	WOOD DECK	353		46.08	16,266				
												F21	O	FPL 2S 10P	1	9,886.80	9,887		
												EFF.YR/AGE		2007 / 15					
												COND		15 15%					
												FUNC		0					
												ECON		0					
												DEPR		15 % GD		85			
												RCNLD				\$746,200			