

Key: 5067

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.815

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
COUGHLIN SEAN & MICHELLE 40 DREAMWOLD RD SCITUATE, MA 02066				33-3-14-0				40 DREAMWOLD RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COUGHLIN SEAN & MICHELLE				08/29/2014	QS	600,000	44696-33				
CALLAHAN KEVIN D & JENNIF				12/15/2000	QS	479,000	19177-45				
MELTZER FREDERICK C & LAU				08/01/1988	QS	319,000	8617-260				

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	%
19-240	04/10/2019	3	ALTERATIONS	19,313	07/22/2019	JD	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	20,000	SC 1.00	100	1.00	100	1.00	396,000	1.87	100	1.00	R04 0.90	339,960

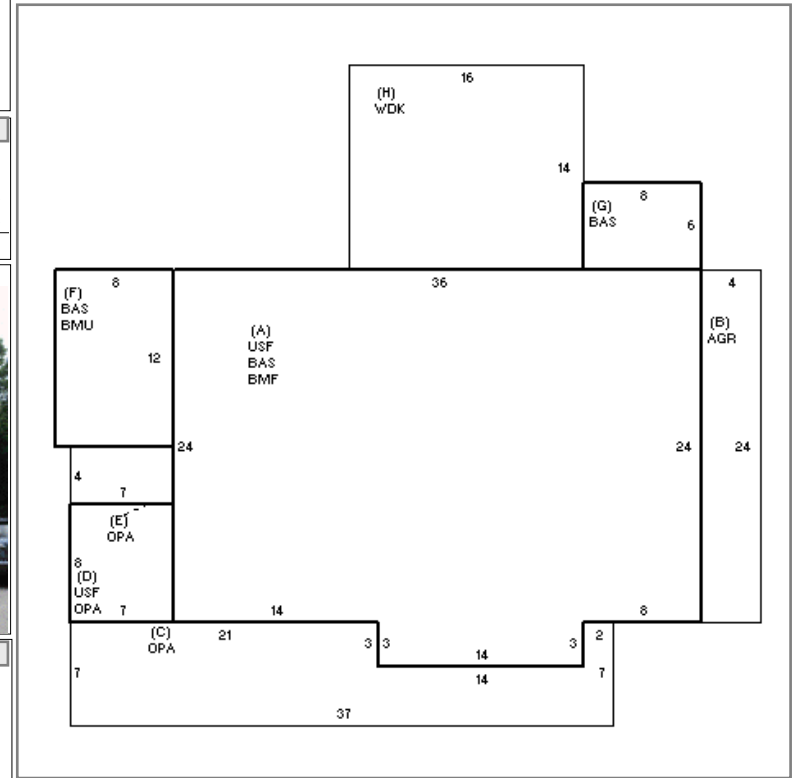
TOTAL	20,000 SF	ZONING	FRNT	245	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	340,000	326,200		
Inf1	FACTOR 100		BUILDING	510,300	477,900		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
		TOTAL		850,300	804,100		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
Outside Shower
Generator



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/22/2019	JD
MODEL	1		RESIDENTIAL	LIST	7/22/2019	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/29/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

G

YEAR BLT	1987	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	622,318		
NET AREA	2,012	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMF	N	BSMT FINISH-SEP	906		79.36	71,899	CONDITION ELEM	CD		
\$NLA(RCN)	\$309	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	962	1987	228.48	219,793	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	96		79.38	7,620	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	301		61.80	18,602	KITCHEN	G		
				FLOOR COVER	13	COMB	1.00	F	BMU	N	BSMT UNFINISHED	96		56.54	5,428	BATHS	G		
				INT FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	1,050	1987	251.24	263,802	HEAT	A		
				HEATING/COOLING	11	HW/COOL AIR	1.04	H	WDK	N	WOOD DECK	224		46.08	10,322	ELECT	A		
				FUEL SOURCE	2	GAS	1.00	BMG	O	BSMT GARAGE	2		2,989.20	5,978					
								F21	O	FPL 2S 1OP	1		9,886.80	9,887					
																		EFF.YR/AGE	2004 / 18
																		COND	17 17 %
																		FUNC	0
																		ECON	0
																		DEPR	18 % GD 82
																		RCNLD	\$510,300