

Key: 5073

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.821

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SULLIVAN MICHAEL JOHANN & SHANNON				33-6-15-A				25 DREAMWOLD RD			
25 DREAMWOLD RD SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				SULLIVAN MICHAEL JOHANN & MAYNARD ROBERT C & LORI A				05/06/2022	QS	875,000	(133824)
				TUTUNJIAN VERONICA				01/11/2022	O	565,000	(133305)
								06/12/1998	QS	1	(03488)

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	%
23-147	02/22/2023	3	ALTERATIONS	16,200	05/18/2023	NC	100	100
22-0204	03/01/2022	3	ALTERATIONS	95,000	06/30/2022	JD	100	100
		7	OTHERS		02/21/2019	JD	100	100
03-3390	07/15/2003	3	ALTERATIONS	16,000	09/08/2004	SJ	100	100

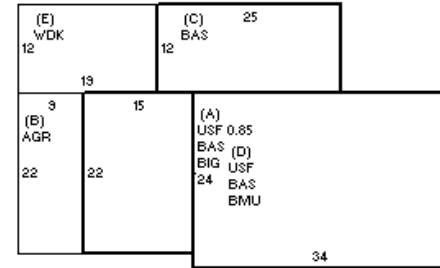
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,000	SC	1.00	100	1.00	100	1.00	R04	0.90		349,920

TOTAL	28,000 SF	ZONING	FRNT	115	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	349,900	335,800		
Inf1	FACTOR 100		BUILDING	501,700	459,200		
Inf2	PHY 100		DETACHED	700	700		
			OTHER	0	0		
			<b>TOTAL</b>	<b>852,300</b>	<b>795,700</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 6 X 8		48	17.03	700



BUILDING	CD	ADJ	DESC	MEASURE	2/21/2019	JD
MODEL	1		RESIDENTIAL	LIST	6/30/2022	JD
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/28/2023	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	2,543	DETAIL ADJ	1.020
\$NLA(RCN)	\$224	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	\$6,528
# 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	14	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	330		44.40	14,651
+	USF	L	UPPER STORY FIN	1,097	1973	179.50	196,912
B	AGR	N	ATT GARAGE	198		43.53	8,618
+	BAS	L	BASE AREA	1,446	1973	197.38	285,418
D	BMU	N	BSMT UNFINISHED	816		50.18	40,949
E	WDK	N	WOOD DECK	228		38.40	8,755
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	570,070
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	A
ELECT	A

EFF.YR/AGE	2010 / 12
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88

RCNLD	\$501,700
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