

Key: 5075

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.823

LEGAL

LAND

DETACHED

BUILDING

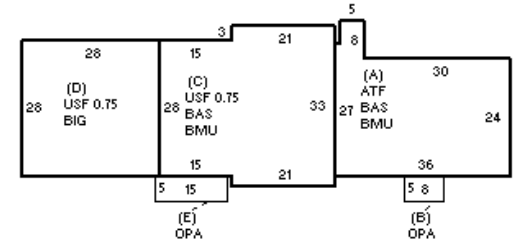
CURRENT OWNER				PARCEL ID				LOCATION			
LINNELL WILLIAM ALAN JR & AMY S				33-6-16-0				35 DREAMWOLD RD			
35 DREAMWOLD RD SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				LINNELL WILLIAM ALAN JR & RJB DEVELOPMENT CORP				02/22/2017	QS	878,500	48134-99
								10/16/2015	V	1,065,000	46164-321
				STEWART KIMBERLY TR &				10/16/2015	F	1	N/A-N/A

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 %
SS17-10		6	CYCL GROWTH		04/24/2018	JD	100 100
16-176	04/14/2016	5	SPLIT/SUB/LA		04/20/2016	SJ	100 100
16-176	04/14/2016	2	ADDITIONS	168,000	06/28/2016	SJ	100 10
SS09-10		3	ALTERATIONS		07/11/2017	SJ	100 100
		5	SPLIT/SUB/LA		12/04/2008	ER	100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC 1.00	100	1.00	100	1.00	100	R03	0.90		363,640
300	A	0.267	SC 1.00	100	1.00	100	1.00	100	R03	0.90		4,760

TOTAL	1.185 Acres		ZONING	FRNT	297	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE		NOTE C/W 33-6-16A & 33-6-31 NEW DEED 2007			LAND	368,400	369,100
Inf1	FACTOR 100			BUILDING	900,300	801,000		
Inf2	PHY 100			DETACHED	66,700	63,500		
				OTHER	0	0		
					TOTAL	1,335,400	1,233,600	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFL	A	1.00	30 0.70	1995	784	78.86	43,300
IPG	A	1.00	30 0.70	1984	704	34.80	17,100
SHF	G	1.20	10 0.90		342	13.52	4,200
PTD	A	1.00	30 0.70	1984	400	7.51	2,100



BUILDING	CD	ADJ	DESC	MEASURE	4/24/2018	JD
MODEL	1		RESIDENTIAL	LIST	4/24/2018	JD
STYLE	4	1.10	CAPE [100%]	REVIEW	3/29/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
ADD'L FIXTURE = SHOWER

YEAR BLT	1932	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,071,831		
NET AREA	4,350	DETAIL ADJ	1.155	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,020		44.36	89,617	CONDITION ELEM	CD		
\$NLA(RCN)	\$246	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	2,020	1932	230.59	465,801	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	907	1932	148.99	135,133	INTERIOR	G		
				ROOF COVER	2	WOOD SHINGLES	1.01	+	OPA	N	OPEN PORCH	115		56.65	6,515	KITCHEN	V		
				FLOOR COVER	2	SOFTWOOD	1.00	+	USF	L	UPPER STORY FIN	1,423	1932	209.70	298,404	BATHS	V		
				INT FINISH	1	PLASTER	1.00	D	BIG	N	BUILT-IN GARAGE	784		50.93	39,929	BATHS	V		
				HEATING/COOLING	11	HW/COOL AIR	1.04	F21	O	FPL 2S 1OP	2		9,062.35	18,125	HEAT	U			
				FUEL SOURCE	2	GAS	1.00	GFP	O	GAS FIREPLACE	1		6,111.60	6,112	ELECT	U			
																		EFF.YR/AGE	2006 / 16
																		COND	16 16 %
																		FUNC	0
																		ECON	0
																		DEPR	16 % GD 84
																		RCNLD	\$900,300