

Key: 7616

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.289

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CAMMARATA MICHAEL & MARISSA 63 WINDWARD LANE HANOVER, MA 02339				73-7-19-0				7 DREAM WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
CAMMARATA MICHAEL & MARIE				07/14/2022	F	100 (134169)					
SHEA THOMAS J JR TR				08/25/2015	F	1 (122317)					
SHEA THOMAS J JR				08/25/2015	F	1 (122316)					

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	%
13-679	06/01/2022	7	OTHERS		06/13/2023	JD	100	100
03-344	10/02/2013	3	ALTERATIONS	13,000	06/17/2014	MR	100	100
	06/24/2003	2	ADDITIONS	98,000	09/24/2004	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	3,750	HUM	1.00	100	1.00	100	1.00	RV2	1.25		431,740

TOTAL	3,750 SF	ZONING		FRNT	20	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	431,700	392,500			
Inf1	FACTOR 100		BUILDING	269,800	263,200			
Inf2	PHY 100		DETACHED	600	0			
			OTHER	0	0			
			TOTAL	702,100	655,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8X6		48	17.03	600



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/13/2023	JD
MODEL	1		RESIDENTIAL	LIST	6/13/2023	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/1/2014	TD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,696	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	968	1950	212.44	205,638
\$NLA(RCN)	\$221	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	728	1950	193.19	140,641
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK		38.40	15,360
STORIES	2	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	F21	O	FPL 2S 10P			1		8,239.00	8,239
ROOMS	7	1.00	FLOOR COVER	14	COMB	1.00									
BEDROOMS	3	1.00	INT FINISH	1	PLASTER	1.00									
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02									
# 1/2 BATHS	0	1.00	FUEL SOURCE	2	GAS	1.00									
TOT FIXTURES	6	\$4,896													
# UNITS	1	1.00													

TOTAL RCN	374,774
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1977 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$269,800

