Key: 2879

Town of HANSON - Fiscal Year 2024

12/8/2023 3:37 pm SEQ #: 2,609

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SCHUSTER DYLAN & RACHEL 98 PHILLIPS ST HANSON, MA 02341	50-0-27-0	98 PHILLIPS ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SCHUSTER DYLAN & RACHEL	01/15/2020	V	282,000	52227-292-95
LORING DAVID & CYNTHIA A	07/31/1992	QS	115,000	11158-333
HANNIGAN MARION A		QS		5866-317

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

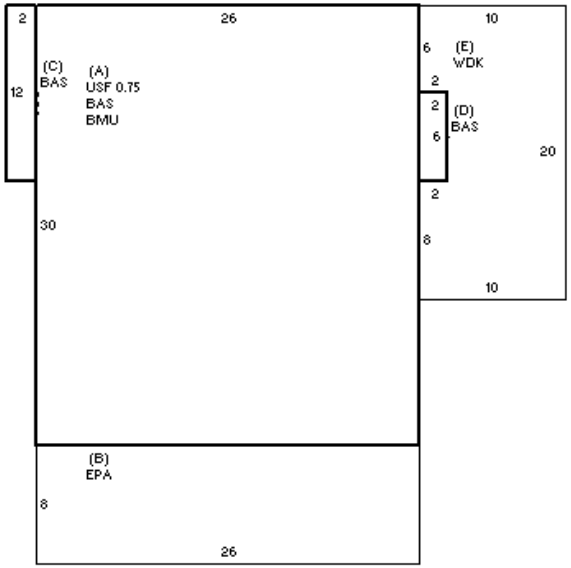
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	GROWTH	59,600	03/17/2020	LAG	100	100

LAND

CD	T	AC/SF/UN	NGH	INFL1	INFL2	ADJ BASE	SAF	INFL3	LPI	VC	CREDIT AMT	ADJ VALUE
100	S	19,602	5 1.00	100 1.00	100 1.00	160,200	2.17	100 1.00	5 0.90			156,670

TOTAL	19,602 SF	ZONING		FRNT	0
NGH	5	NOTE	C/W 31		
INFL1	100% qd				
INFL2	100% qd				

ASSESSED	CURRENT	PREVIOUS
LAND	156,700	156,700
BUILDING	225,600	196,400
DETACHED	1,200	1,200
OTHER	0	0
TOTAL	383,500	354,300



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90		1995	70	19.32	1,200

PHOTO 12/02/2002

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE		
LIST		
REVIEW	3/17/2020	LAG

YEAR BLT	1919	SIZE ADJ	1.000
NET AREA	1,401	DETAIL ADJ	1.020
$NLA(RCN)	$260	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,081
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	1	PLASTER	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	BMU	N	BSMT UNFINISHED	780		49.85	38,885
A	USF	L	UPPER STORY FIN	585	1919	200.82	117,477
B	EPA	N	ENCLOSED PORCH	208		88.10	18,325
+	BAS	L	BASE AREA	816	1919	220.75	180,130
E	WDK	N	WOOD DECK	188		37.50	7,050

TOTAL RCN 363,948

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	U
ELECT	A

EFF.YR/AGE 1975 / 47

COND	38	38 %	
FUNC	0		
ECON	0		
DEPR	38	% GD	62

RCNLD $225,600