



Property Information		Request Information		Update Information	
File#:	BS-X01693-9249982428	Requested Date:	07/17/2024	Update Requested:	
Owner:	DYLAN SCHUSTER	Branch:		Requested By:	
Address 1:	98 PHILLIPS ST	Date Completed:		Update Completed:	
Address 2:		# of Jurisdiction(s):			
City, State Zip:	HANSON, MA	# of Parcel(s):	1		

Notes

CODE VIOLATIONS	Per Town of Hanson Department of Zoning there are no Code Violation cases on this property. Collector: Hanson Town Hall Address: 542 Liberty Street Hanson, MA 02341 Business# 781-293-5186 UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED
PERMITS	Per Town of Hanson Department of Building there are no Open/Pending/ Expired Permit on this property. Collector: Hanson Town Hall Address: 542 Liberty Street Hanson, MA 02341 Business# 781-293-5186 UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED
SPECIAL ASSESSMENTS	Per Town of Hanson Treasurer's Office there are no Special Assessments/liens on the property. Collector: Hanson Township Treasurer Address: 542 Liberty Street Hanson, MA 02341 Business# (781) 293-2422 UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED
DEMOLITION	NO



UTILITIES

Water:
Account #: NA
Payment Status: NA
Status: Pvt & Lienable
Amount: NA
Good Thru: NA
Account Active: NA
Collector: Hanson Township Treasurer
Address: 542 Liberty Street Hanson, MA 02341
Business# (781) 293-2422

UNABLE TO PROVIDE INFO TO THIRD PARTIES. HOMEOWNER AUTHORIZATION NEEDED.

SEWER

THE HOUSE IS ON A COMMUNITY SEWER. ALL HOUSES GO TO A SHARED SEPTIC SYSTEM.

GARBAGE

GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN

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

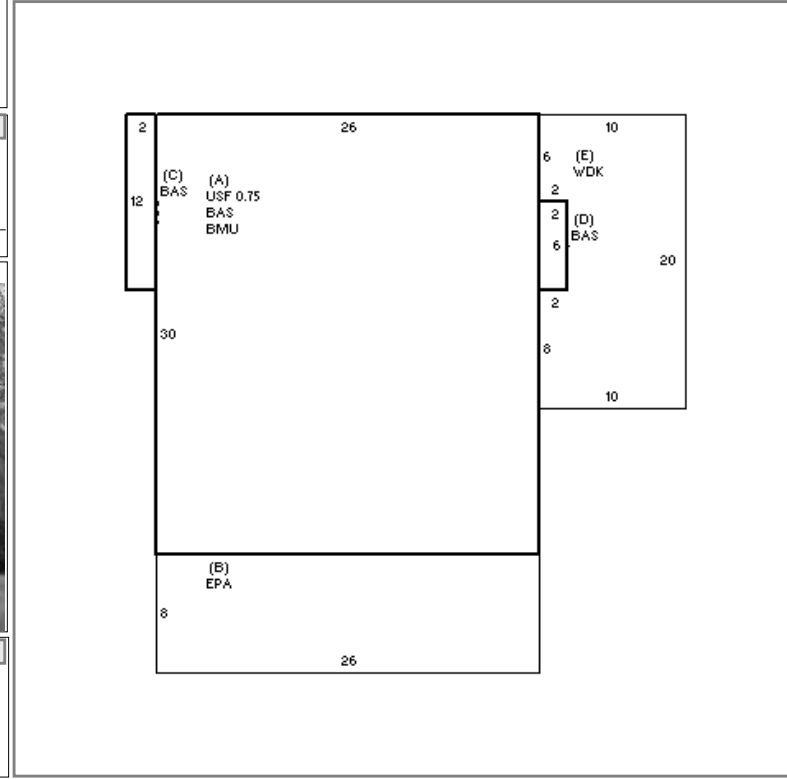
CD	T	AC/SF/UN	NGH	INFL1	INFL2	ADJ BASE	SAF	INFL3	LPI	VC	CREDIT AMT	ADJ VALUE											
100	S	19,602	5	1.00	100	1.00	100	1.00	160,200	2.17	100	1.00	5	0.90									156,670

TOTAL	19,602 SF	ZONING		FRNT	0	ASSESSED	CURRENT	PREVIOUS
NGH	5	NOTE C/W 31	LAND	156,700	156,700			
INFL1	100% qd		BUILDING	225,600	196,400			
INFL2	100% qd		DETACHED	1,200	1,200			
			OTHER	0	0			
TOTAL			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




BUILDING

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

FIN

YEAR BLT	1919	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	363,948																				
NET AREA	1,401	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	780		49.85	38,885	<table border="1"> <tr> <th colspan="2">CONDITION ELEM</th> <th>CD</th> </tr> <tr> <td>EXTERIOR</td> <td></td> <td>A</td> </tr> <tr> <td>INTERIOR</td> <td></td> <td>F</td> </tr> <tr> <td>KITCHEN</td> <td></td> <td>F</td> </tr> <tr> <td>BATHS</td> <td></td> <td>F</td> </tr> <tr> <td>HEAT</td> <td></td> <td>U</td> </tr> <tr> <td>ELECT</td> <td></td> <td>A</td> </tr> </table>	CONDITION ELEM		CD	EXTERIOR		A	INTERIOR		F	KITCHEN		F	BATHS		F	HEAT		U	ELECT		A
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\$NLA(RCN)	\$260	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	585	1919	200.82	117,477																						
CAPACITY				ROOF SHAPE	2	HIP	1.00	B	EPA	N	ENCLOSED PORCH	208		88.10	18,325																						
STORIES	1.75	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	816	1919	220.75	180,130																							
ROOMS	7	1.00	FLOOR COVER	1	HARDWOOD	1.00	E	WDK	N	WOOD DECK	188		37.50	7,050																							
BEDROOMS	3	1.00	INT FINISH	1	PLASTER	1.00																															
BATHROOMS	1	1.00	HEATING/COOLING	2	HOT WATER	1.02																															
# 1/2 BATHS	0	1.00	FUEL SOURCE	1	OIL	1.00																															
TOT FIXTURES	3	\$2,081																																			
# UNITS	1	1.00																																			

EFF.YR/AGE	1975 / 47
COND	38 38 %
FUNC	0
ECON	0
DEPR	38 % GD 62
RCNLD	\$225,600