

Key: 3803

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.622

LEGALS


CURRENT OWNER				PARCEL ID				LOCATION				
SAMAHA GAIL M 51 HAWLEY ROAD SCITUATE, MA 02066				34-25-10-0				51 HAWLEY RD				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
SAMAHA GAIL M				03/30/1981	QS	(64712)						
COHEN JACK O				03/09/1979	XX	(C00061561)						
MCLAUGHLIN JOHN V AND KAR				01/01/1978	XX	(C00058500)						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,000	OS 1.00	100	1.00	440,000	8.57	100	1.00	R03		346,280

LAND

TOTAL	4,000 SF	ZONING	FRNT	52	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	346,300	314,800
Inf1	FACTOR 100		BUILDING	118,000	111,900		
Inf2	PHY 100		DETACHED	600	600		
			OTHER	0	0		
			TOTAL		464,900	427,300	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	30 0.70		50	17.03	600	10/24/2003



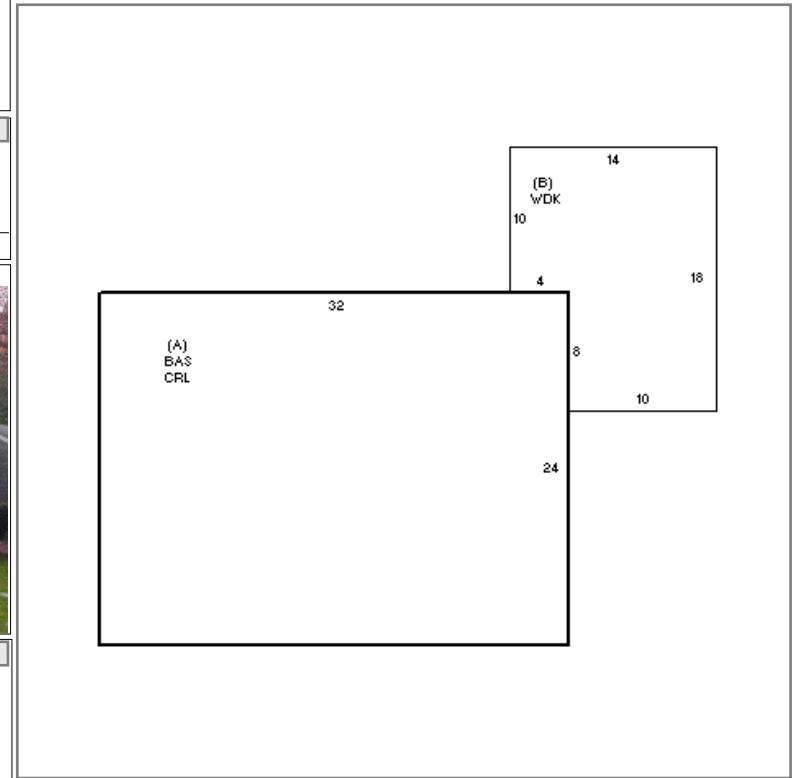
BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/14/2012	SJ
MODEL	1		RESIDENTIAL	LIST	3/14/2012	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	4/6/2011	ER
QUALITY	A	1.00	AVERAGE [100%]	FY12 STYLE CHANGE FROM COTT/BUNG TO RANCH PER FIELD REVIEW.		
FRAME	1	1.00	WOOD FRAME [100%]			

G

YEAR BLT	1953	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	170,955																								
NET AREA	768	DETAIL ADJ	0.722	FOUNDATION	3	CONT WALL	1.00	A	CRL	N	BSMT CRAWL	768		11.44	8,786																										
\$NLA(RCN)	\$223	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	768	1953	188.42	144,707																										
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	220		38.40	8,448																										
				ROOF COVER	1	ASPH SHINGLES	1.00	F11	O	O	FPL 1S 1OP	1		7,281.00	7,281																										
				FLOOR COVER	14	COMB	1.00	GEN	O	O	GENERATOR	1		0.00																											
				INT FINISH	1	PLASTER	1.00																																		
				HEATING/COOLING	13	NONE	0.85																																		
				FUEL SOURCE	8	NONE	1.00																																		
				<table border="1" style="width: 100%;"> <thead> <tr> <th>CAPACITY</th> <th>UNITS</th> <th>ADJ</th> </tr> </thead> <tbody> <tr> <td>STORIES</td> <td>1</td> <td>1.00</td> </tr> <tr> <td>ROOMS</td> <td>5</td> <td>1.00</td> </tr> <tr> <td>BEDROOMS</td> <td>3</td> <td>1.00</td> </tr> <tr> <td>BATHROOMS</td> <td>1</td> <td>1.00</td> </tr> <tr> <td># 1/2 BATHS</td> <td>0</td> <td>1.00</td> </tr> <tr> <td>TOT FIXTURES</td> <td>3</td> <td>\$1,733</td> </tr> <tr> <td># UNITS</td> <td>1</td> <td>1.00</td> </tr> </tbody> </table>														CAPACITY	UNITS	ADJ	STORIES	1	1.00	ROOMS	5	1.00	BEDROOMS	3	1.00	BATHROOMS	1	1.00	# 1/2 BATHS	0	1.00	TOT FIXTURES	3	\$1,733	# UNITS	1	1.00
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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	%
06-235	04/26/2006	3	ALTERATIONS	5,000	07/06/2006		100	100
05-784	11/23/2005	3	ALTERATIONS	4,400	07/06/2006		100	100
		6	CYCL GROWTH				100	100



CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE 1972 / 50	
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$118,000