

Key: 4703

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.457

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HAZARD JAMES M & HELEN 50 OCEANSIDE DRIVE SCITUATE, MA 02066				40-1-9-0				50 OCEANSIDE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HAZARD JAMES M & HELEN				01/01/1976	QS		(55292)				

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 %

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,635	OS 1.00	100	1.00	704,000	6.17	100	1.00	WF7	1.60	562,020

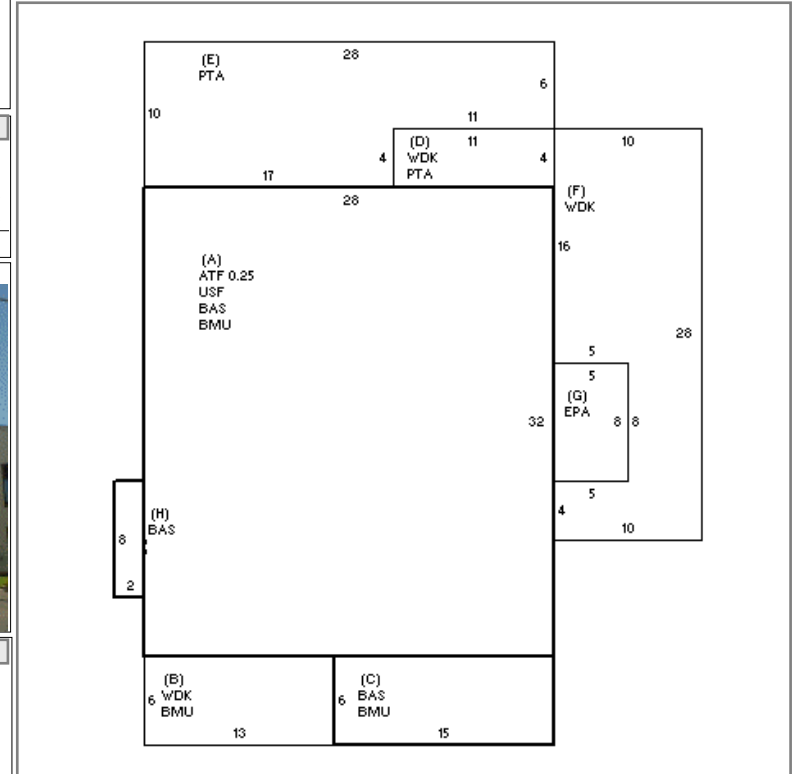
TOTAL	5,619 SF	ZONING	FRNT	59	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	562,000	510,900
Inf1	FACTOR 100		BUILDING	396,300	371,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	958,300	882,700

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
FY12 QUALITY CHANGE FROM GD TO AVG+ PER FIELD REVIEW. STYLE CHANGE FROM CONV TO COL PER FIELD REVIEW.



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/4/2010	PL
MODEL	1		RESIDENTIAL	LIST	10/4/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/30/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1980	SIZE ADJ	1.000
NET AREA	2,122	DETAIL ADJ	1.000
\$NLA(RCN)	\$249	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2.25	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$4,400	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,064		50.99	54,251
EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	896	1980	199.48	178,737
ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	224	1980	141.73	31,747
ROOF COVER	1	ASPH SHINGLES	1.00	+	PTA	N	PATIO	280		16.39	4,589
FLOOR COVER	13	COMB	1.00	+	WDK	N	WOOD DECK	362		42.24	15,291
INT FINISH	2	DRYWALL	1.00	G	EPA	N	ENCLOSED PORCH	40		99.22	3,969
HEATING/COOLING	1	FORCED AIR	1.00	+	BAS	L	BASE AREA	1,002	1980	219.36	219,798
FUEL SOURCE	99	N/A	1.00	+	BMG	O	BSMT GARAGE	2		2,740.10	5,480
					F31	O	FPL 3S 1OP	1		10,116.70	10,117

TOTAL RCN	528,378
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1990 / 32
COND	25 25%
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$396,300