

Key: 5388

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.119

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CROKE JAMES R & DEMARSH KATHERINE L 55 HAZEL AV SCITUATE, MA 02066				45-13-5-0				55 HAZEL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CROKE JAMES R & PATTERSON DOUGLAS H TR & PATTERSON GILBERT J JR &				07/20/2022	QS	831,000	57044-100				
				09/18/2017	F	100	48939-186				
				01/01/1956	QS		2461-456				

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	%
23-250	03/23/2023	3	ALTERATIONS	20,000	05/19/2023	NC	100	100
		7	OTHERS		09/06/2022	JD	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,320	HBR 1.00	100	1.00	100	1.00		R03	1.15		424,280

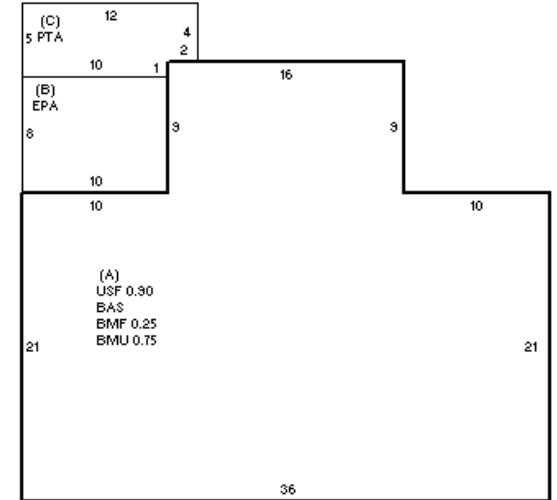
TOTAL	14,320 SF	ZONING	FRNT	136	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE			LAND	424,300	385,700
Inf1	FACTOR 100		LAND	306,200	255,000		
Inf2	PHY 100		DETACHED	1,800	7,500		
			OTHER	0	0		
					TOTAL	732,300	648,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 12X18		216	12.10	1,800



BUILDING	CD	ADJ	DESC	MEASURE	10/13/2010	PL
MODEL	1		RESIDENTIAL	LIST	10/13/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	6/28/2023	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	478,503
NET AREA	1,710	DETAIL ADJ	1.200	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	675		48.67	32,851		
\$NLA(RCN)	\$280	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	225		68.32	15,372		
				ROOF SHAPE	3	GAMBREL	1.00	A	BAS	L	BASE AREA	900	1930	249.42	224,477		
				ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	810	1930	226.82	183,724		
				FLOOR COVER	2	SOFTWOOD	1.00	B	EPA	N	ENCLOSED PORCH	80		90.20	7,216		
				INT FINISH	1	PLASTER	1.00	C	PTA	N	PATIO	58		14.90	864		
				HEATING/COOLING	4	STEAM	1.00	F21	O	FPL 2S 1OP	1		8,239.00	8,239			
				FUEL SOURCE	2	GAS	1.00	GEN	O	GENERATOR	1		0.00				



CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	\$5,760
# UNITS	1	1.00

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

EFF.YR/AGE	1968 / 54
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$306,200