

Key: 5857

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.581

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MCNEIL FRANCIS D & JOYCE E TRS 15 HAZEL AV SCITUATE, MA 02066				50-13-19-0				15 HAZEL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCNEIL FRANCIS D & JOYCE				05/25/2021	F	1	55033-332				
MCNEIL FRANCIS D & JOYCE				01/31/2014	A	100,000	44048-245				
BEMUS WILLIAM & MARIA				01/01/1979	QS		4547-449				

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	%	

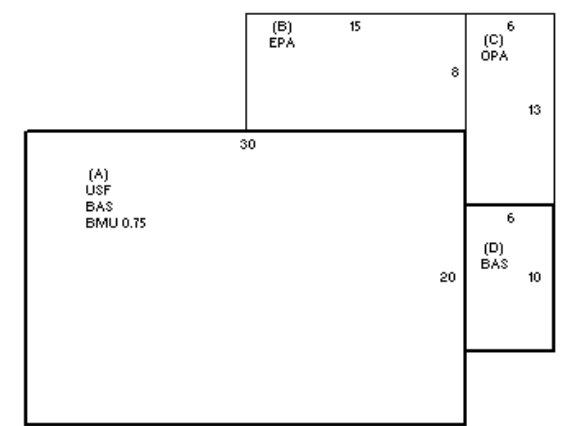
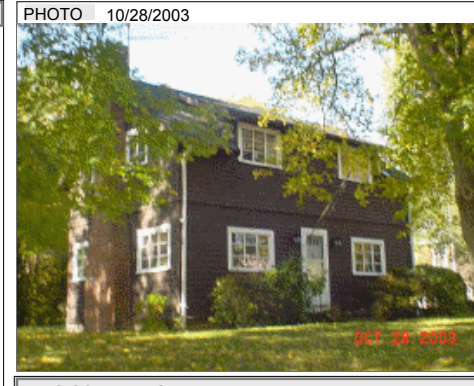
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,400	HBR 1.00	100	1.00	506,000	3.79	100	1.00	R03	1.15	414,000

TOTAL	9,400 SF	ZONING		FRNT	106	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE				LAND	414,000	376,400
Infl1	FACTOR 100					BUILDING	152,000	142,700
Infl2	PHY 100					DETACHED	3,800	3,700
						OTHER	0	0
						TOTAL	569,800	522,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		20	17.03	200
HTB	A	1.00	30 0.70		1	5,181.80	3,600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/19/2010	PL
MODEL	1		RESIDENTIAL	LIST	11/19/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/22/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY12 STYLE CHANGE FROM COL TO CONV PER FIELD REVIEW.

G

YEAR BLT	1933	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	422,254		
NET AREA	1,260	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	450		69.47	31,260	CONDITION ELEM	CD		
\$NLA(RCN)	\$335	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	600	1933	273.33	164,000	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	120		99.22	11,906	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	78		56.65	4,419	KITCHEN			
				FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BASE AREA	660	1933	300.57	198,374	BATHS			
				INT FINISH	1	PLASTER	1.00	F21	O	O	FPL 2S 1OP	1		9,062.90	9,063	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02									ELECT			
				FUEL SOURCE	99	N/A	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1952 / 70
STORIES		2	1.00															COND	64 64 %
ROOMS		6	1.00															FUNC	0
BEDROOMS		3	1.00															ECON	0
BATHROOMS		1	1.00															DEPR	64 % GD 36
# 1/2 BATHS		0	1.00															RCNLD	\$152,000
TOT FIXTURES		3	\$3,232																
# UNITS		1	1.00																