

Key: 5863

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.588

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ROSS LINDA E 19 HAZEL AV SCITUATE, MA 02066				50-13-21-0				19 HAZEL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
ROSS LINDA E				05/29/2008	QS	330,000		36015-223			
CURRAN CHARLES W JR & NAN				06/15/1990	QS	9802-59		9802-59			
CURRAN CHARLES W JR ET AL				01/01/1979	XX	4420-243		4420-243			

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	%
99-281	06/07/1999	3	ALTERATIONS				100	100
90-476	08/07/1990	3	ALTERATIONS				100	100

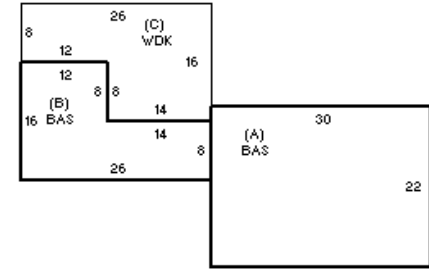
LAND

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	100	1.00	506,000	3.79	100	1.00	R03 1.15	414,000

TOTAL	9,409 SF	ZONING	FRNT	198	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE			LAND	414,000	376,400
Infl1	FACTOR 100		BUILDING	93,700	87,200		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		507,700	463,600	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/28/2011	MR
MODEL	1		RESIDENTIAL	LIST	9/28/2011	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/22/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	213.037	
NET AREA	964	DETAIL ADJ	0.823	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	964	1940	198.64	191,493			
\$NLA(RCN)	\$221	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	C	WDK	N	WOOD DECK	320		38.40	12,288			
				ROOF SHAPE	1	GABLE	1.00		F11	O	FPL 1S 10P	1		7,281.00	7,281			
				ROOF COVER	1	ASPH SHINGLES	1.00											
				FLOOR COVER	2	SOFTWOOD	1.00											
				INT FINISH	1	PLASTER	1.00											
				HEATING/COOLING	2	HOT WATER	1.02											
				FUEL SOURCE	99	N/A	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
ROOMS		4	1.00															
BEDROOMS		2	1.00															
BATHROOMS		1	1.00															
# 1/2 BATHS		0	1.00															
TOT FIXTURES		3	\$1,975															
# UNITS		1	1.00															
																CONDITION ELEM	CD	
																EXTERIOR		
																INTERIOR		
																KITCHEN		
																BATHS		
																HEAT		
																ELECT		
																EFF.YR/AGE	1956 / 66	
																COND	56 56 %	
																FUNC	0	
																ECON	0	
																DEPR	56 % GD 44	
																RCNLD	\$93,700	