

Key: 5882

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.607

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BANNER JARED BREWSTER & DANIELLE MARIE 33 HAZEL AV SCITUATE, MA 02066				45-16-3-0				33 HAZEL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BANNER JARED BREWSTER & HAYES TIMOTHY & MICHELLE				11/04/2020	O	660,000	(131041)				
SANTOS JOSEPH & MARIA				06/30/1995	QS	213,000	(88217)				
				05/28/1980	XX	4832-107					

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 %
21-1593	12/22/2021	3	ALTERATIONS	20,500	07/20/2022	JD	100 100
21-219	03/15/2021	3	ALTERATIONS	49,000	08/04/2021	JD	100 100
		6	CYCL GROWTH		02/27/2018	JD	100 100
		3	ALTERATIONS		08/07/2006	SJ	100 100
04-545	08/23/2004	3	ALTERATIONS	139,000	07/08/2005	SJ	100 100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,535	HBR	1.00	100	1.00	100	1.00	R03	1.15		416,560

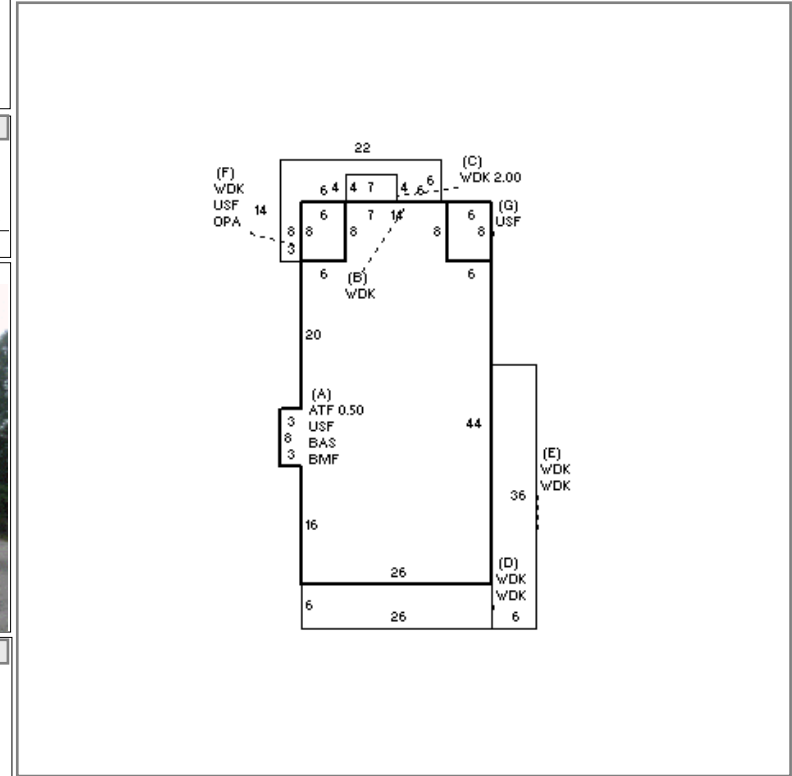
TOTAL	10,542 SF	ZONING	IN M50 C/W 3A	FRNT	84	ASSESSED	LAND 416,600 BUILDING 630,000 DETACHED 20,500 OTHER 0 TOTAL 1,067,100	CURRENT	378,700 583,300 19,500 0 981,500	PREVIOUS	
Ngh	HARBOR	NOTE		LAND		CURRENT	416,600	PREVIOUS	378,700		
Infl1	FACTOR 100	NOTE		BUILDING		CURRENT	630,000	PREVIOUS	583,300		
Infl2	PHY 100	NOTE		DETACHED		CURRENT	20,500	PREVIOUS	19,500		
OTHER		NOTE		OTHER		CURRENT	0	PREVIOUS	0		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	+	1.10	30 0.70 22X24	1991	528	55.39	20,500



PHOTO 07/20/2022

BLDG COMMENTS
MLS



BUILDING	CD	ADJ	DESC	MEASURE	8/7/2021	JD
MODEL	1		RESIDENTIAL	LIST	8/7/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/20/2022	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	3,296	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMF	N	BSMT FINISH-SEP	1,280		68.26	87,373	
\$NLA(RCN)	\$239	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,280	1973	213.90	273,798	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	640	1973	138.21	88,452
STORIES	2.5	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	976			42.24	41,226	
ROOMS	9	1.00	FLOOR COVER	14	COMB	1.00	F	OPA	N	OPEN PORCH	48			56.65	2,719	
BEDROOMS	4	1.00	INT FINISH	2	DRYWALL	1.00	+	USF	L	UPPER STORY FIN	1,376	1973		194.52	267,684	
BATHROOMS	3	1.00	HEATING/COOLING	11	HW/COOL AIR	1.04	F21	O	FPL 2S 1OP	1				9,062.90	9,063	
# 1/2 BATHS	1	1.00	FUEL SOURCE	2	GAS	1.00	GEN	O	GENERATOR	1				0.00		
TOT FIXTURES	11	\$10,067					KIT	O	XTRA KITCHEN	1				7,165.40	7,165	
# UNITS	1	1.00														

TOTAL RCN	787,527
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2002 / 20
COND	18 18%
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$630,000