Key: 5886

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,611

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
OWENS BERNARD M & PATRICIA **39 HAZEL AVENUE** **SCITUATE, MA 02066**	**45-16-6-0**	**39 HAZEL AV**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
OWENS BERNARD M & PATRICI	01/01/1984	QS	97,000	(70110)
LONERGAN HELEN G & FILTER	01/01/1973	XX		(C00048974)
MCNAMARA EULAILIA K	01/01/1959	XX		(C00025934)

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	%
19-287	04/30/2019	3	ALTERATIONS	12,000	08/12/2019	JD	100	100
02-139	03/12/2002	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	12,089	HBR 1.00	100 1.00	100 1.00	506,000	2.99	100 1.00	R03 1.15			419,870

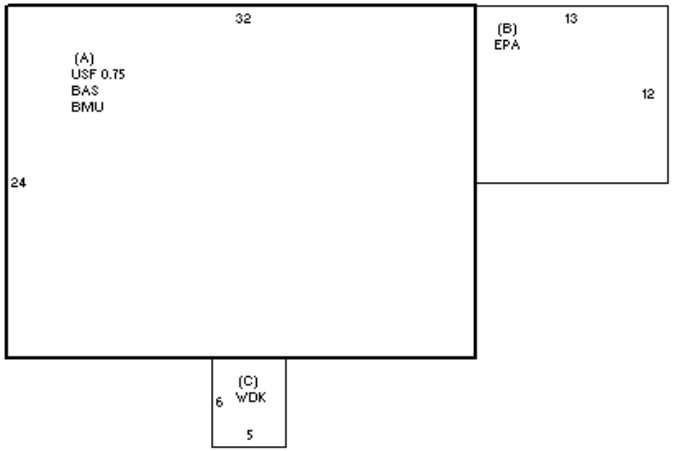
TOTAL	12,089 SF
ZONING	
FRNT	93
Ngh	HARBOR
Infl1	FACTOR 100
Infl2	PHY 100
NOTE	

ASSESSED	CURRENT	PREVIOUS
LAND	419,900	381,700
BUILDING	281,300	250,400
DETACHED	1,100	1,000
OTHER	0	0
TOTAL	**702,300**	**633,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	- 0.90	30 0.70	10 X 12		120	12.53	1,100

PHOTO 08/13/2019



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/20/2010	PL
LIST	8/12/2019	JD
REVIEW	8/12/2019	JD

YEAR BLT	1957	SIZE ADJ	1.000
NET AREA	1,344	DETAIL ADJ	1.133
$NLA(RCN)	$291	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	7	$6,345
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	768		51.24	39,349
A	BAS	L	BASE AREA	768	1957	248.87	191,130
A	USF	L	UPPER STORY FIN	576	1957	226.32	130,359
B	EPA	N	ENCLOSED PORCH	156		90.20	14,071
C	WDK	N	WOOD DECK	30		38.40	1,152
	F21	O	FPL 2S 1OP	1		8,239.00	8,239
	GEN	O	GENERATOR	1		0.00	

TOTAL RCN	390,645

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

EFF.YR/AGE	1977 / 45	
COND	28	28 %
FUNC	0	
ECON	0	
DEPR	28	% GD 72
RCNLD		$281,300