

Key: 5928

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.652

LEGAL

LAND

DETACHED

BUILDING

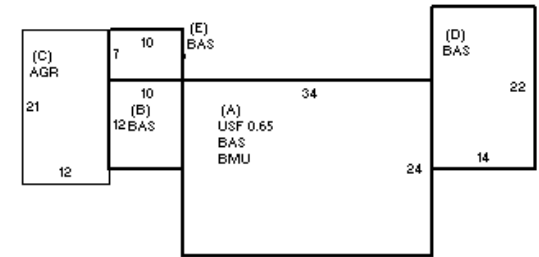
CURRENT OWNER				PARCEL ID				LOCATION			
WELCH MARIE E TR 46 HAZEL AV SCITUATE, MA 02066				50-3-11-A				46 HAZEL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
WELCH MARIE E TR				04/11/2019	F	10 50991-138					
WELCH MARIE E				01/01/1975	QS	3979-236					
MERRITT JAMES E & CONSTAN				01/01/1973	XX	3843-545					

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	%
21-637	06/17/2021	3	ALTERATIONS	12,250	07/25/2022	JD	100	100
95-620	10/20/1995	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,045	HBR 1.00	100	1.00	100	1.00	506,000	3.56	100	1.00	R03 1.15	415,480

TOTAL	10,062 SF	ZONING	FRNT	226	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	415,500	377,700		
Inf1	FACTOR 100		BUILDING	361,400	326,300		
Inf2	PHY 100		DETACHED	700	700		
			OTHER	0	0		
			TOTAL	777,600	704,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 30 0.70	6 X 10		60	17.03	700



BUILDING	CD	ADJ	DESC	MEASURE	7/25/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/25/2022	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/21/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	1,844	DETAIL ADJ	1.089
\$NLA(RCN)	\$280	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.65	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		1	1.00
TOT FIXTURES		8	\$7,667
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	816		55.20	45,044
EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	530	1974	222.98	118,179
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,314	1974	245.19	322,186
ROOF COVER	1	ASPH SHINGLES	1.00	C	AGR	N	ATT GARAGE	252		60.44	15,232
FLOOR COVER	14	COMB	1.00	F11	O		FPL 1S 10P	1		8,009.10	8,009
INT FINISH	2	DRYWALL	1.00								
HEATING/COOLING	5	ELECTRIC BB	0.99								
FUEL SOURCE	3	ELECTRIC	1.00								

TOTAL RCN	516,316
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1974 / 48
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$361,400