

Key: 5929

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.653

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LOEFFEL MAURICE F III & STEPHANIE N 40 HAZEL AV SCITUATE, MA 02066				50-3-11-0				40 HAZEL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LOEFFEL MAURICE F III & NAGLE DONALD P & EVANS JA				12/10/2015	V	615,000	46369-316				
ZOTZ JAMES A & PATTY ANN				07/20/2004	QS	668,000	28697-32				
				03/09/1992	QS	211,000	10810-61				

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	%
16-213	04/28/2016	3	ALTERATIONS	320,000	07/25/2016	SJ	100	10
16-213	04/28/2016	3	ALTERATIONS	320,000	08/07/2017	SJ	100	100
SS17-01		5	SPLIT/SUB/LA		04/20/2016	SJ	100	100
00-374	08/11/2000	3	ALTERATIONS				100	100
		6	CYCL GROWTH				100	100

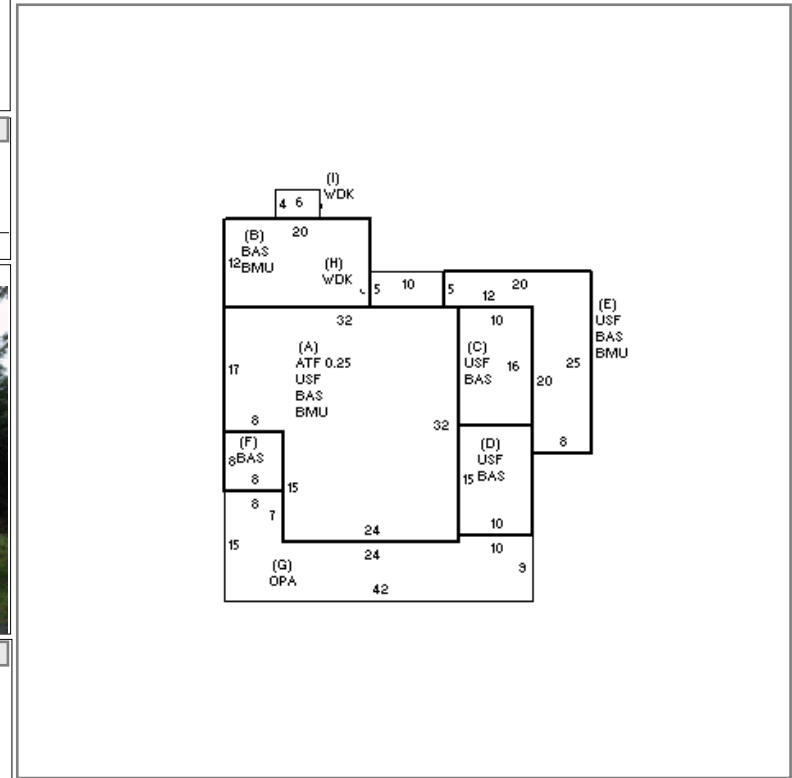
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,370	HBR 1.00	100	1.00	506,000	2.02	100	1.00	R03	1.15	431,620

TOTAL	18,370 SF	ZONING		FRNT	120	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE		LAND	431,600	392,400		
Inf1	FACTOR 100		BUILDING	974,600	866,900			
Inf2	PHY 100		DETACHED	100	100			
			OTHER	0	0			
TOTAL				TOTAL	1,406,300	1,259,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		10	17.03	100



BLDG COMMENTS
FY12 QUALITY CHANGE FROM VGD TO GD, STYLE CHANGE FROM COL TO CONV PER FIELD REVIEW.



BUILDING	CD	ADJ	DESC	MEASURE	8/7/2017	SJ
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/21/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1890	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,478	DETAIL ADJ	1.236	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,404		51.93	72,916
\$NLA(RCN)	\$295	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,214	1890	250.49	304,100
				ROOF SHAPE	2	HIP	1.00	A	ATF	L	ATTIC FINISH	226	1890	177.97	40,222
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,454	1890	275.45	400,507
				FLOOR COVER	2	SOFTWOOD	1.00	E	USF	L	UPPER STORY FIN	260	2016	250.50	65,129
				INT FINISH	1	PLASTER	1.00	+	BAS	L	BASE AREA	324	2016	275.45	89,246
				HEATING/COOLING	9	WARM/COOL AIR	1.03	G	OPA	N	OPEN PORCH	402		61.80	24,844
				FUEL SOURCE	2	GAS	1.00	+	WDK	N	WOOD DECK	74		46.09	3,410
									FPL	O	FIREPLACE	1		9,375.60	9,376
									GFP	O	GAS FIREPLACE	1		6,667.20	6,667

TOTAL RCN	1,025,909
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2017 / 5
COND	5 5 %
FUNC	0
ECON	0
DEPR	5 % GD 95
RCNLD	\$974,600