

Key: 5976

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.681

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CURRAN CHARLES W JR & NANCY A 24 HAZEL AVE SCITUATE, MA 02066				50-5-11-0				24 HAZEL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
CURRAN CHARLES W JR & NAN				03/09/2006	F	1 32333-347		1 23049-149			
CURRAN CHARLES W & MARION				10/04/2002	F	1 23049-149		1 19988-276			
CURRAN CHARLES W & MARION				06/11/2001	XX	100 19988-276					

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	%
09-552	11/17/2009	3	ALTERATIONS	3,400	08/26/2010	SJ	100	100
07-481	08/14/2007	3	ALTERATIONS	82,000	07/24/2008	SJ	100	100

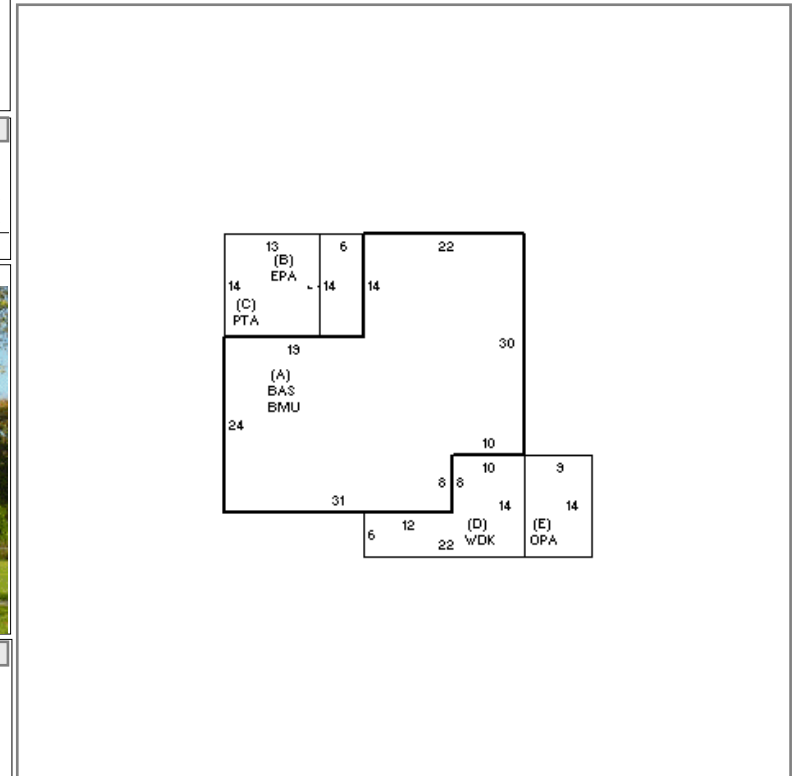
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,214	HBR 1.00	100	1.00	100	1.00			R03	1.15	413,560

TOTAL	9,235 SF	ZONING	FRNT	216	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	413,600	376,000		
Inf1	FACTOR 100		BUILDING	254,500	229,500		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	668,100	605,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO	10/28/2003
BLDG COMMENTS	



BUILDING	CD	ADJ	DESC	MEASURE	10/20/2015	SJ
MODEL	1		RESIDENTIAL	LIST	10/20/2015	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/21/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	368,784
NET AREA	1,212	DETAIL ADJ	0.884	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,212		49.27	59,720		
\$NLA(RCN)	\$304	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	1,212	1940	219.33	265,829		
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	84		99.22	8,335		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	PTA	N	PATIO	182		16.39	2,983		
				FLOOR COVER	2	SOFTWOOD	1.00	D	WDK	N	WOOD DECK	212		42.24	8,955		
				INT FINISH	1	PLASTER	1.00	E	OPA	N	OPEN PORCH	126		56.65	7,138		
				HEATING/COOLING	11	HW/COOL AIR	1.04		BMG	O	BSMT GARAGE	2		2,740.10	5,480		
				FUEL SOURCE	99	N/A	1.00		F11	O	FPL 1S 1OP	1		8,009.10	8,009		
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1972 / 50
																COND	31 31 %
																FUNC	0
																ECON	0
																DEPR	31 % GD 69
																RCNLD	\$254,500