

Key: 5977

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.682

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION		
MANSFIELD BRENDAN KEATING & PENDLETON BRIANA LISA		50-5-12-0		18 HAZEL AV		
47 HALL AVE, #1 SOMERVILLE, MA 02144		TRANSFER HISTORY		DOS	T	SALE PRICE BK-PG (Cert)
		MANSFIELD BRENDAN KEATING		11/01/2021	O	850,000 55949-21
		FITZGIBBONS WILLIAM P & FITZGIBBONS WILLIAM P		04/12/2006	F	-100 32506-137
				11/04/1997	QS	145,000 15622-131

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1040	100	TWO FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
22-0490	05/10/2022	3	ALTERATIONS	403,500	07/25/2022	JD	80 80
95-122	03/15/1995	2	ADDITIONS				100 100

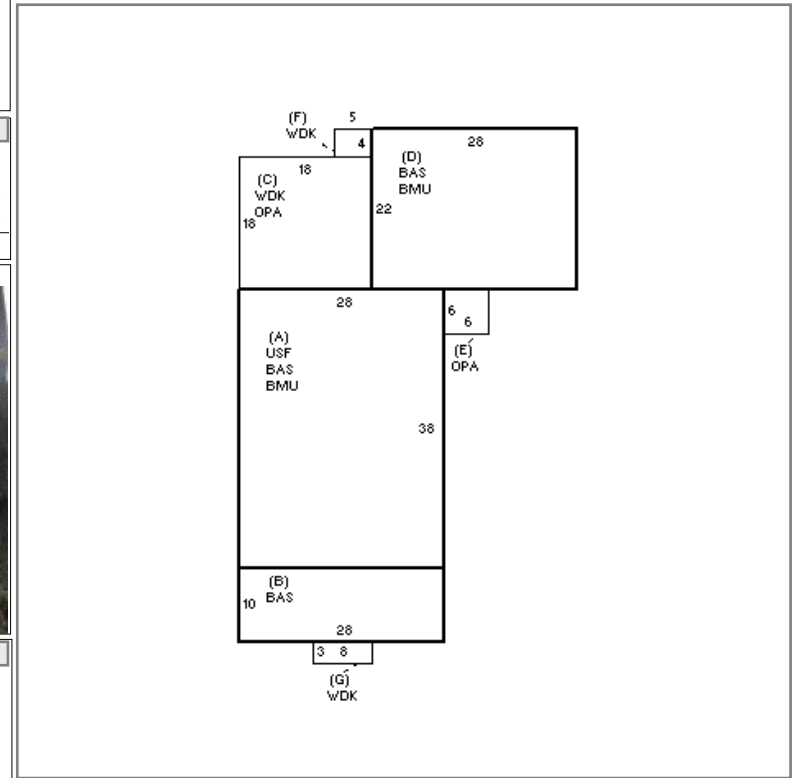
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,044	HBR 1.00	100	1.00	506,000	1.78	100	1.00	R03	1.15	436,120

TOTAL	21,039 SF	ZONING	FRNT	110	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE			LAND	436,100	396,500
Inf1	FACTOR 100		BUILDING	688,600	432,900		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	1,124,700	829,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
MLS



BUILDING	CD	ADJ	DESC	MEASURE	7/25/2022	JD
MODEL	1		RESIDENTIAL	LIST	5/2/2023	JD
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	5/2/2023	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1917	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	983,700		
NET AREA	3,024	DETAIL ADJ	1.260	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,680		50.02	84,025	CONDITION ELEM	CD		
\$NLA(RCN)	\$325	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	1,064	1917	259.71	276,328	EXTERIOR	V		
				ROOF SHAPE	2	HIP	1.00	+	BAS	L	BASE AREA	1,960	1917	285.58	559,740	INTERIOR	V		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	360		61.80	22,248	KITCHEN	V		
				FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	368		46.08	16,957	BATHS	V		
				INT FINISH	2	DRYWALL	1.00	F21	O	FPL 2S 1OP	1		9,886.80	9,887	HEAT	U			
				HEATING/COOLING	9	WARM/COOL AIR	1.03								ELECT	U			
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	2012 / 10
																		COND	10 10 %
																		FUNC	20 uc
																		ECON	0
																		DEPR	30 % GD 70
																		RCNLD	\$688,600