

Key: 5979

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.684

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
NISBET LISA & MICHAEL S 6 HAZEL AV SCITUATE, MA 02066				50-5-14-A				6 HAZEL AV				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
NISBET LISA & MICHAEL S				01/18/2022	QS	699,000	56325-291					
COMFORT JEAN				05/21/1999	QS	299,900	17479-334					
SARIS MAURA T				03/25/1999	XX		17279-349					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,200	HBR 1.00	100	1.00	506,000	2.15	100	1.00	R03	1.15	429,570

TOTAL	17,200 SF	ZONING	FRNT	126	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE IN-LAW/ACCESSORY DWG.	LAND	429,600	390,500		
Inf1	FACTOR 100		BUILDING	332,900	294,200		
Inf2	PHY 100		DETACHED	5,600	4,900		
			OTHER	0	0		
			TOTAL	768,100	689,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8X12		96	14.95	1,000
SHF	A	1.00	30 0.70 10X10		100	14.74	1,000
HTB	A	1.00	30 0.70		1	5,181.80	3,600



BLDG COMMENTS
IN-LAW APT/ LEGAL ACCESSORY DWELLING
MLS

BUILDING	CD	ADJ	DESC	MEASURE	3/25/2015
MODEL	1		RESIDENTIAL	LIST	3/25/2015
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	7/27/2023
QUALITY	A	1.00	AVERAGE [100%]		
FRAME	1	1.00	WOOD FRAME [100%]		

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	2,431	DETAIL ADJ	1.040
\$NLA(RCN)	\$185	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	3	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	9	\$7,488	
# UNITS	2	1.02	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLF	L	LOWER LEVEL FIN	1,196	1973	139.87	167,290
+	WDK	N	WOOD DECK	348		38.40	13,363
+	BAS	L	BASE AREA	1,235	1973	202.79	250,445
	F22	O	FPL 2S 2OP	1		11,305.00	11,305

TOTAL RCN	449,891
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	U
EFF.YR/AGE	1984 / 38
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$332,900

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	%
04-267	05/07/2004	7	OTHERS		07/27/2023	JD	100	100
97-651	11/18/1997	7	OTHERS		12/29/2021	JD	100	100
		3	ALTERATIONS	4,000	07/11/2005	SJ	0	0
		2	ADDITIONS		08/19/2004	SJ	100	100
		3	ALTERATIONS				100	100

