

Key: 6011

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.714

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
MCMAHON CASEY J & WESLEIGH L				50-4-16-0				28 HAZEL AV				
28 HAZEL AV				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
SCITUATE, MA 02066				MCMAHON CASEY J & WESLEIGH				06/01/2021	QS	1,150,000	55072-52	
				NAGLE KEVIN R & CORINNE B				02/15/2017	QS	675,000	48114-100	
				CARLSEN BRIAN & LEAH				06/27/2014	QS	619,900	44468-41	

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	7,752	HBR 1.00	100	1.00	100	1.00	506,000	4.55	100	1.00	R03 1.15	409,960

TOTAL	7,754 SF	ZONING	FRNT	193	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	410,000	372,700		
Inf1	FACTOR 100		BUILDING	734,500	653,600		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL			TOTAL	1,144,500	1,026,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
MLS

BUILDING	CD	ADJ	DESC	MEASURE	9/25/2014	RJM
MODEL	1		RESIDENTIAL	LIST	7/9/2018	JD
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	7/25/2022	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1915	SIZE ADJ	1.000
NET AREA	2,644	DETAIL ADJ	1.248
\$NLA(RCN)	\$323	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2.5	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	9	\$10,783	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,000		53.35	53,350
A	BMF	N	BSMT FINISH-SEP	250		74.89	18,722
A	ATU	N	ATTIC UNF	625		44.40	27,750
+	BAS	L	BASE AREA	1,382	1915	288.23	398,332
+	OPA	N	OPEN PORCH	48		61.80	2,966
E	ASH	N	ATT SHED	56		26.83	1,502
+	USF	L	UPPER STORY FIN	1,262	1915	262.11	330,787
	F21	O	FPL 2S 1OP	1		9,886.80	9,887

TOTAL RCN	854,080
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2008 / 14
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$734,500

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 %
13-792		7	OTHERS		08/14/2021	JD	100 100
04-138	11/27/2013	7	OTHERS		07/09/2018	JD	100 100
02-584	03/22/2004	3	ALTERATIONS	10,000	09/25/2014	RJM	100 100
	10/03/2002	3	ALTERATIONS	45,000	08/18/2004	SJ	100 100

