

Key: 8342

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.953

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LEACH BYRON J & CONSTANCE T 26 GARNET CIRCLE CONSHOHOCKEN, PA 19428				50-1-19-0				50 HAZEL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LEACH BYRON J & CONSTANCE				09/10/2021	O	520,000	55634-33				
HAMACHER HUBERT & ANNA TR				12/18/1996	F	14855-258	1				
HAMACHER HUBERT & ANNA M				01/01/1966	XX	3245-722					


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	%
22-1122	10/25/2022	1	NEW CONST	596,800	05/02/2023	JD	50	50
11-478	08/05/2011	3	ALTERATIONS	10,000	08/06/2012	SJ	100	100
08-463	09/22/2008	3	ALTERATIONS	1,500	08/10/2009	SJ	100	100
99-626	12/16/1999	3	ALTERATIONS				100	100

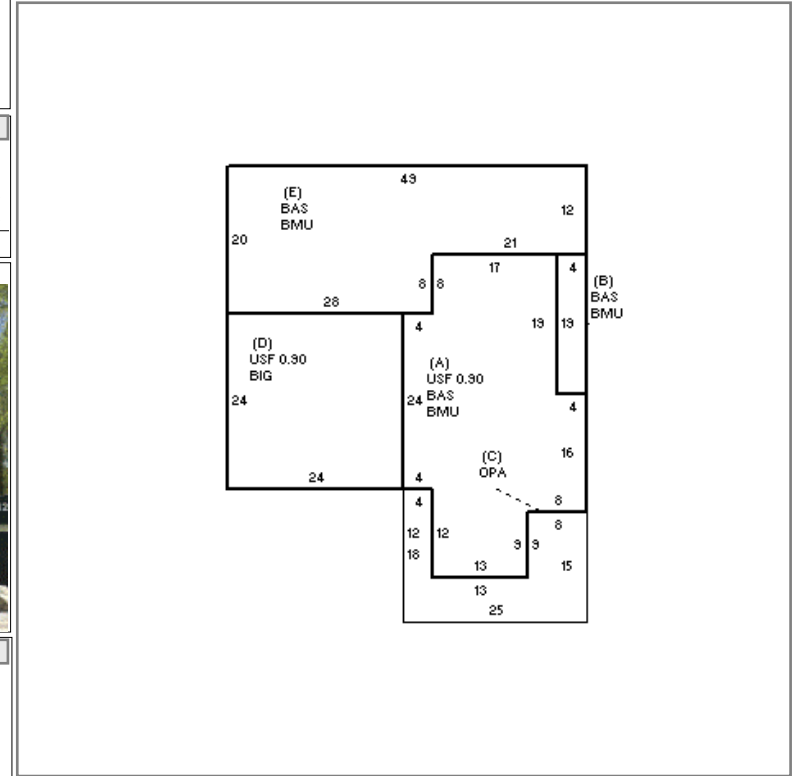
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,950	HBR	1.00	100	1.00	100	1.00	R03	1.15		417,460

TOTAL	10,950 SF	ZONING	FRNT	76	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	N O T E	IN M45		LAND	417,500	379,500
Inf1	FACTOR 100		BUILDING	415,000	146,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		832,500	525,900	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/01/2023
									



BUILDING

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

YEAR BLT	2023	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	829,993										
NET AREA	3,063	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,760		49.61	87,314	CONDITION ELEM	CD										
\$NLA(RCN)	\$271	OVERALL	1.000	EXT COVER			1.00	+	BAS	L	BASE AREA	1,760	2023	233.19	410,417	EXTERIOR	A										
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,303	2023	212.06	276,317	INTERIOR	A										
				ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	270		61.80	16,686	KITCHEN	A										
				FLOOR COVER			1.00	D	BIG	N	BUILT-IN GARAGE	576		52.71	30,360	BATHS	A										
				INT FINISH	2	DRYWALL	1.00									HEAT	A										
				HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT	A										
				FUEL SOURCE	2	GAS	1.00																				
				<table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <th>2022 / 0</th> </tr> </thead> <tbody> <tr> <td>COND</td> <td>0 0 %</td> </tr> <tr> <td>FUNC</td> <td>50 uc</td> </tr> <tr> <td>ECON</td> <td>0</td> </tr> <tr> <td>DEPR</td> <td>50 % GD 50</td> </tr> </tbody> </table>														EFF.YR/AGE	2022 / 0	COND	0 0 %	FUNC	50 uc	ECON	0	DEPR	50 % GD 50
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