

Key: 2022

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.948

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
NAPOLI JESSE & TERESA TRS 77 WATCH HILL DR SCITUATE, MA 02066				52-2-2-A				77 WATCH HILL DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Certs)				
NAPOLI JESSE & TERESA TRS				11/17/2016	F	100	47755-128				
NAPOLI JESSE & TERESA				05/31/2013	QS	720,000	43141-71				
MCCOURT WILLIAM F & MARIL				09/21/2005	QS	817,500	31376-5				

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 %
08-453	09/18/2008	6	CYCL GROWTH		05/26/2011		100 100
97-243	05/01/1997	3	ALTERATIONS	10,000	08/24/2009	SJ	100 100
96-315	07/01/1996	1	NEW CONST				100 100
		4	DEMO				100 100
		6	CYCL GROWTH				100 100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	440,000	1.00	100	1.00	R05	1.00	404,040
300	A	0.051	WS 1.00	100	1.00	19,800	1.00	100	1.00	R05	1.00	1,010

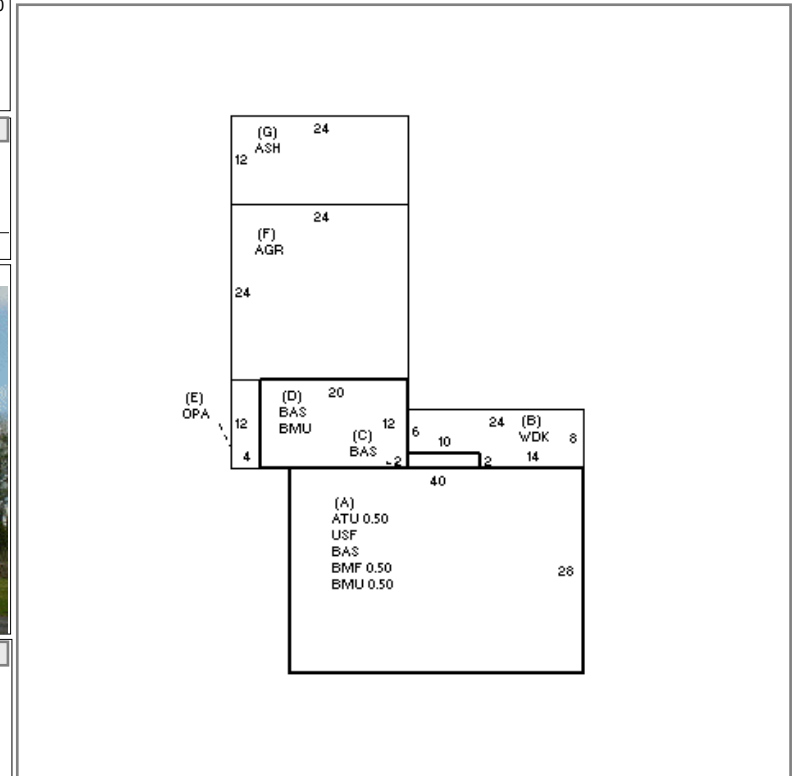
TOTAL	42,210 SF	ZONING	FRNT	168	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	405,100	368,300
Infl1	FACTOR 100		BUILDING	604,300	565,700		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			<b>TOTAL</b>		<b>1,009,400</b>	<b>934,000</b>	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
SALES REVIEW FY12 QUALITY CHANGE FROM EXC TO GD PER FIELD REVIEW.



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/15/2009	PL
MODEL	1		RESIDENTIAL	LIST REVIEW	9/20/2006	JH
STYLE	5	1.00	COLONIAL [100%]			
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1998	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	755,436
NET AREA	2,500	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	800		52.29	41,831		
\$NLA(RCN)	\$302	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	560		73.40	41,105		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,120	1998	220.34	246,782		
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATU	N	ATTIC UNF	560		44.40	24,864		
				FLOOR COVER	12	COMB	1.00	B	WDK	N	WOOD DECK	172		46.08	7,926		
				INT FINISH	1	PLASTER	1.00	+	BAS	L	BASE AREA	1,380	1998	242.29	334,367		
				HEATING/COOLING	11	HW/COOL AIR	1.04	E	OPA	N	OPEN PORCH	48		61.80	2,966		
				FUEL SOURCE	1	OIL	1.00	F	AGR	N	ATT GARAGE	576		51.17	29,476		
								G	ASH	N	ATT SHED	288		21.17	6,097		
									F31	O	FPL 3S 1OP	1		11,036.40	11,036		

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE 2002 / 20	
COND	18 18%
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$604,300