

Key: 5978

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.683

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
NAPOLITANO JOAN M TR 12 HAZEL AV SCITUATE, MA 02066				50-5-13-0				12 HAZEL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NAPOLITANO JOAN M TR				01/20/2017	O	475,000	48026-140				
SCHWOTZER MARLENE &				09/21/2015	F	100	46063-131				
PENDERGAST A & SCHWOTZER				12/30/1998	F	100	16996-331				

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	%
21-50	01/19/2021	3	ALTERATIONS	49,500	08/12/2021	JD	100	100
17-366	06/12/2017	4	DEMO		06/30/2017	SJ	100	100
17-366	06/12/2017	1	NEW CONST	410,000	06/30/2017	SJ	100	5
17-366	06/12/2017	1	NEW CONST	410,000	05/21/2018	JD	100	85
17-366	06/12/2017	1	NEW CONST	410,000	08/20/2019	JD	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,446	HBR 1.00	100	1.00	506,000	1.11	100	1.00	R03	1.15	458,070

DETAILED

TOTAL	35,458 SF	ZONING	FRNT	128	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	458,100	416,400		
Inf1	FACTOR 100		BUILDING	986,300	855,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	1,444,400	1,271,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

BUILDING	CD	ADJ	DESC	MEASURE	5/21/2018	JD
MODEL	1		RESIDENTIAL	LIST	5/21/2018	JD
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/12/2021	JD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

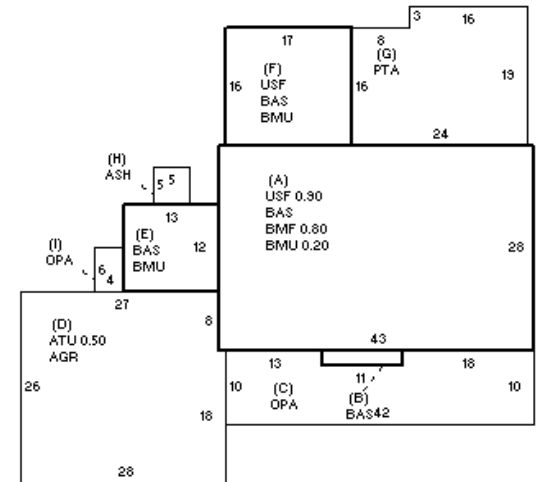
YEAR BLT	2018	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,027,417
NET AREA	3,010	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	669		58.70	39,273	CONDITION ELEM	CD
\$NLA(RCN)	\$341	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	963		82.41	79,360	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,356	2018	247.96	336,232	INTERIOR	A
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,654	2018	272.66	450,986	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.00	+	OPA	N	OPEN PORCH	422		72.10	30,426	BATHS	A
				INT FINISH	2	DRYWALL	1.00	D	AGR	N	ATT GARAGE	720		57.05	41,075	HEAT	A
				HEATING/COOLING	9	WARM/COOL AIR	1.03	D	PTA	N	ATTIC UNF	360		51.80	18,648	ELECT	A
				FUEL SOURCE	2	GAS	1.00	G	ATU	N	PATIO	432		20.86	9,012		
								H	ASH	N	ATT SHED	25		31.30	783		
									GEN	O	GENERATOR	1		0.00			
									GFP	O	GAS FIREPLACE	1		7,778.40	7,778		

BUILDING

CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	12	\$13,843
# UNITS	1	1.00



BLDG COMMENTS



EFF.YR/AGE	2018 / 4
COND	4 4 %
FUNC	0
ECON	0
DEPR	4 % GD 96
RCNLD	\$986,300