

Key: 7460

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.134

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|-------------------------------------------------------|--|--|--|------------|----|------------|--------------|---------------|--|--|--|
| LIZOTTE MATTHEW D PO BOX 712 HUMAROCK, MA 02047 | | | | 72-17-16-0 | | | | 12 HARVARD ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| LIZOTTE MATTHEW D | | | | 02/17/1995 | A | 125,000 | (87664) | | | | |
| POMELLA RONALD J JR AND M | | | | 06/04/1992 | QS | 90,000 | (C00083078) | | | | |
| POLCARI FRANCIS J & JOHN | | | | 01/01/1978 | XX | | (C00058292) | | | | |

| 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 | % |
| 14-157 | 04/08/2014 | 3 | ALTERATIONS | 27,000 | 06/17/2014 | MR | 100 | 100 |

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|----------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 7,000 | HUM 1.00 | 100 | 1.00 | 550,000 | 5.02 | 100 | 1.00 | R08 | 1.25 | 443,430 |

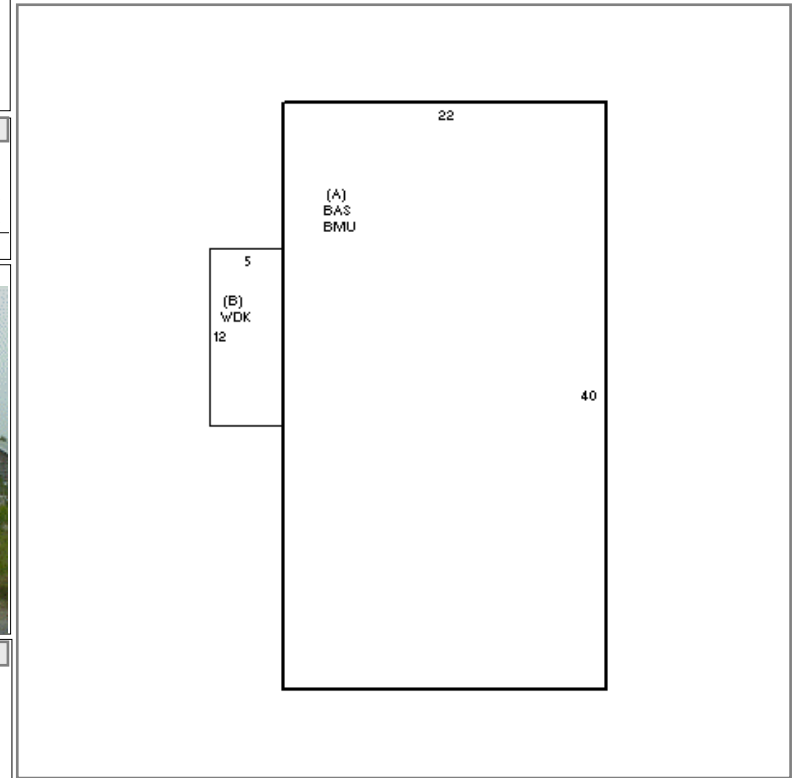
| TOTAL | 7,013 SF | ZONING | C/W 17 | FRNT | 127 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|------------------|--------|----------|---------|----------|---------|----------|
| Ngh | HUMAROCK | N O T E | C/W 17 | LAND | 443,400 | 403,100 | | |
| Inf1 | FACTOR 100 | | | BUILDING | 86,700 | 81,400 | | |
| Inf2 | PHY 100 | | | DETACHED | 9,100 | 8,700 | | |
| | | | | OTHER | 0 | 0 | | |
| | | | | TOTAL | 539,200 | 493,200 | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|------|-------|-----------|-------|
| DGF | - | 0.90 | 60 0.40 | | 484 | 41.79 | 8,100 |
| PTD | V | 1.50 | 10 0.90 | 1957 | 80 | 14.22 | 1,000 |



| BUILDING | CD | ADJ | DESC | MEASURE | 4/22/2010 | PL |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/22/2010 | EST |
| STYLE | 1 | 0.85 | RANCH [100%] | REVIEW | 7/1/2014 | TD |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1940 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 880 | DETAIL ADJ | 0.850 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 880 | | 49.00 | 43,124 |
| \$NLA(RCN) | \$274 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | BAS | L | BASE AREA | 880 | 1940 | 211.43 | 186,061 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | WDK | N | WOOD DECK | 60 | | 38.40 | 2,304 |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | | F11 | O | FPL 1S 1OP | 1 | | 7,281.00 | 7,281 |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 1.00 | | | | | | | | |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | | | | | | | | |
| | | | | HEATING/COOLING | 1 | FORCED AIR | 1.00 | | | | | | | | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | |



| YEAR BLT | 1940 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 880 | DETAIL ADJ | 0.850 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 880 | | 49.00 | 43,124 |
| \$NLA(RCN) | \$274 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | BAS | L | BASE AREA | 880 | 1940 | 211.43 | 186,061 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | WDK | N | WOOD DECK | 60 | | 38.40 | 2,304 |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | | F11 | O | FPL 1S 1OP | 1 | | 7,281.00 | 7,281 |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 1.00 | | | | | | | | |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | | | | | | | | |
| | | | | HEATING/COOLING | 1 | FORCED AIR | 1.00 | | | | | | | | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | |

| TOTAL RCN | 240,810 | CONDITION ELEM | CD |
|------------|----------|----------------|----|
| EXTERIOR | | | |
| INTERIOR | | | |
| KITCHEN | | | |
| BATHS | | | |
| HEAT | | | |
| ELECT | | | |
| EFF.YR/AGE | | 1952 / 70 | |
| COND | 64 | 64 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 64 | % GD | 36 |
| RCNLD | \$86,700 | | |