

Key: 11637

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.791

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CURRENT OWNER				PARCEL ID				LOCATION				
HAYES MATTHEW F & EMILY F S/O KEAY HEATHER 7 RIVER ST SCITUATE, MA 02066				72-3-7-0				7 RIVER ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
KEY HEATHER				03/01/2023	QS	1,000,000	(135110)					
HAYES MATTHEW F & EMILY F				10/13/2017	QS	687,000	(125915)					
VERGNANI PETER P & MARILY				06/24/2011	F	1	(116179)					
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,600	HUM 1.00	100	1.00	550,000	6.21	100	1.00	R08	1.25	438,960

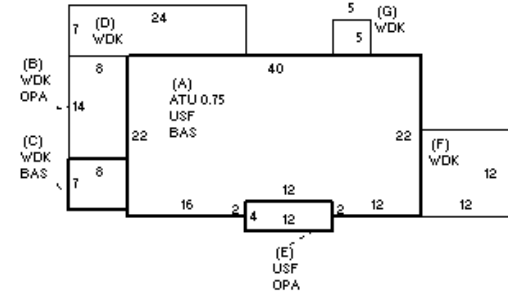
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TOTAL	5,619 SF	ZONING	FRNT	218	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	N O T E			LAND	439,000	399,100
Infl1	FACTOR 100		BUILDING	434,800	456,200		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
<b>TOTAL</b>						<b>873,800</b>	<b>855,300</b>

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	%
99-377	07/20/2000	7	OTHERS		06/13/2018	JD	100	100
99-377.1	04/18/2000	3	ALTERATIONS				100	100
99-377	07/01/1999	1	NEW CONST				100	100

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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BUILDING	CD	ADJ	DESC	MEASURE	4/15/2010	PL
MODEL	1		RESIDENTIAL	LIST	4/15/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	2/15/2023	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
MLS

YEAR BLT	2000	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	511,508			
NET AREA	1,816	DETAIL ADJ	1.009	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	912	2000	248.60	226,723	CONDITION ELEM CD				
\$NLA(RCN)	\$282	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	904	2000	226.08	204,372	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	642		44.40	28,505	INTERIOR	G			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	160		61.80	9,888	KITCHEN	G			
				FLOOR COVER	13	COMB	1.00	+	WDK	N	WOOD DECK	505		46.08	23,270	BATHS	G			
				INT FINISH	2	DRYWALL	1.00		FPL	O	FIREPLACE	1		9,375.60	9,376	BATHS	G			
				HEATING/COOLING	9	WARM/COOL AIR	1.03		GEN	O	GENERATOR	1		0.00		HEAT	A			
				FUEL SOURCE	2	GAS	1.00		ODS	O	OUT DOOR SHOWER	1		1,624.80	1,625	ELECT	A			
																		EFF.YR/AGE	2007 / 15	
																		COND	15 15%	
																		FUNC	0	
																		ECON	0	
																		DEPR	15 % GD 85	
																		RCNLD	\$434,800	