

Key: 7403

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.079

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
FARKAS JEFFREY T & DOWNING SARAH E 4 JARVIS AVE HINGHAM, MA 02043				72-13-2-0				7 OLIVER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
FARKAS JEFFREY T & DONLON JOS M JOANNE M				07/28/2009	QS	399,000 (113570)		(96911)			
EDMONDSON-SMITH LESLEY P				01/31/2000	QS	220,000		(C00090368)			
EDMONDSON-SMITH LESLEY P				10/09/1996	XX						

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 %
E21-429	06/08/2021	3	ALTERATIONS	1,100	08/27/2021	JD	100 100
20-282	05/26/2020	3	ALTERATIONS	50,000	08/13/2020	JD	100 100
13-768	11/12/2013	1	NEW CONST	465,000	06/17/2014	MR	100 40
13-768	11/12/2013	1	NEW CONST	465,000	06/10/2015	SJ	100 100
02-407	07/22/2002	3	ALTERATIONS				100 100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	3,200	HUM 1.00	100	1.00	550,000	10.62	100	1.00	RV2	1.25	429,110

DETACHED

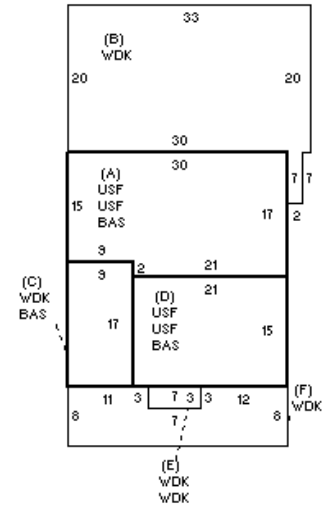
TOTAL	3,180 SF	ZONING	FRNT	42	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	429,100	390,100		
Infl1	FACTOR 100		BUILDING	769,900	692,500		
Infl2	PHY 100		DETACHED	5,200	4,900		
			OTHER	0	0		
			TOTAL	1,204,200	1,087,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50		60	17.03	500
HTB	A	1.00	10 0.90		1	5,181.80	4,700

PHOTO 08/13/2020



BLDG COMMENTS
PICS=VIEW FROM 3RD FLOOR



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/17/2014	MR
MODEL	1		RESIDENTIAL	LIST	6/17/2014	MR
STYLE	20	1.35	NEW STYLE [100%]	REVIEW	8/13/2020	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2013	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	846,068		
NET AREA	2,574	DETAIL ADJ	1.375	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	960	2013	318.95	306,193	CONDITION ELEM	CD		
\$NLA(RCN)	\$329	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,614	2013	290.05	468,144	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	1,088		46.08	50,135	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00		F31	O	FPL 3S 1OP	1		11,036.40	11,036	KITCHEN	A		
				FLOOR COVER	12	COMB	1.00									BATHS	A		
				INT FINISH	2	DRYWALL	1.00									HEAT	A		
				HEATING/COOLING	11	HW/COOL AIR	1.04									ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	2013 / 9
																		COND	9 9 %
																		FUNC	0
																		ECON	0
																		DEPR	9 % GD 91
																		RCNLD	\$769,900