**Key: 7771**

# Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7,437

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| CONLEY JOHN & JOANNE<br>6 LONGWOOD LANE<br>HANOVER, MA 02339 | 73-13-3-0 | 7 GARFIELD ST |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| CONLEY JOHN & JOANNE | 10/10/2019 | QS | 393,000 | (129273) |
| SPARKS RICHARD E TR | 11/27/2006 | F | 10 | (109868) |
| SPARKS RICHARD E | 06/16/2005 | QS | 470,000 | (107424) |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1010 | 100 | SINGLE FAMILY | | 1 | 1 of 1 |

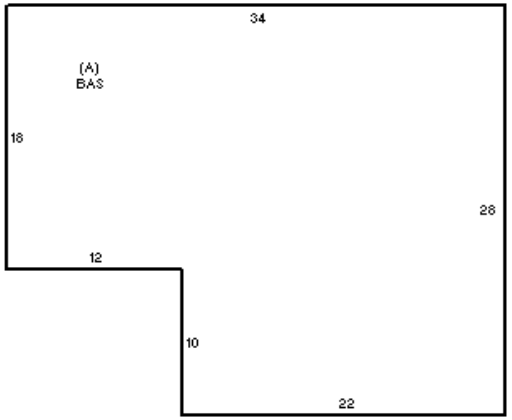
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | | 3 | ALTERATIONS | | | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 6,400 | HUM 1.00 | 100 1.00 | 100 1.00 | 550,000 | 5.46 | 100 1.00 | R08 1.25 | | | 441,590 |

| TOTAL | 6,403 SF | ZONING | | FRNT | 79 |
|---|---|---|---|---|---|
| Ngh | HUMAROCK | NOTE | C/W 2 | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 441,600 | 401,500 |
| BUILDING | 86,800 | 81,900 |
| DETACHED | 500 | 500 |
| OTHER | 0 | 0 |
| TOTAL | **528,900** | **483,900** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | 30 0.70 | | | 40 | 17.03 | 500 |

PHOTO 09/22/2003

BLDG COMMENTS

MLS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 6 | 0.85 | COTT/BUNGALOW [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 12/14/2010 | PL |
|---|---|---|
| LIST | 12/14/2010 | EST |
| REVIEW | 9/8/2020 | JD |

| YEAR BLT | 1940 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 832 | DETAIL ADJ | 0.722 |
| $NLA(RCN) | $186 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 4 | 1.00 |
| BEDROOMS | 2 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| # 1/2 BATHS | 0 | 1.00 |
| TOT FIXTURES | 3 | $1,733 |
| # UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 3 | CONT WALL | 1.00 |
| EXT COVER | 1 | WD SHINGLES | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH SHINGLES | 1.00 |
| FLOOR COVER | 2 | SOFTWOOD | 1.00 |
| INT FINISH | 1 | PLASTER | 1.00 |
| HEATING/COOLING | 13 | NONE | 0.85 |
| FUEL SOURCE | 99 | N/A | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BAS | L | BASE AREA | 832 | 1940 | 183.09 | 152,334 |
| | ODS | O | OUT DOOR SHOWER | 1 | | 969.00 | 969 |

| TOTAL RCN | 155,036 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | F |
| INTERIOR | F |
| KITCHEN | F |
| BATHS | F |
| HEAT | |
| ELECT | A |

| EFF.YR/AGE | 1963 / 59 | |
|---|---|---|
| COND | 44 | 44 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 44 | % GD 56 |
| RCNLD | | $86,800 |