

Key: 8349

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.959

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FARHAT ANDRE JOSEPH & BRIDGET ANNE TRS 14 HARBOR HEIGHTS RD SCITUATE, MA 02066				50-1-30-0				14 HARBOR HEIGHTS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
FARHAT ANDRE JOSEPH & BRIDGET ANNE TRS				10/16/2020	F	1 (130940)					
FARHAT ANDRE J & BRIDGET ANNE TRS				04/21/2009	F	1 (113210)					
FARHAT BRIDGET A TRUSTEE				07/01/1994	QS	10 (86618)					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	06/01/2022	7	OTHERS		05/24/2023	JD	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,185	HBR 1.00	100	1.00	100	1.00	660,000	1.28	100	1.00	587,460

TOTAL	30,187 SF	ZONING	FRNT 109	ASSESSED	LAND 587,500 BUILDING 303,700 DETACHED 2,000 OTHER 81,700 TOTAL 974,900	CURRENT	498,500 169,900 700 40,200 709,300	PREVIOUS	498,500 169,900 700 40,200 709,300
Ngh	HARBOR	Infl1	FACTOR 100	Infl2	PHY 100				

DETACHED

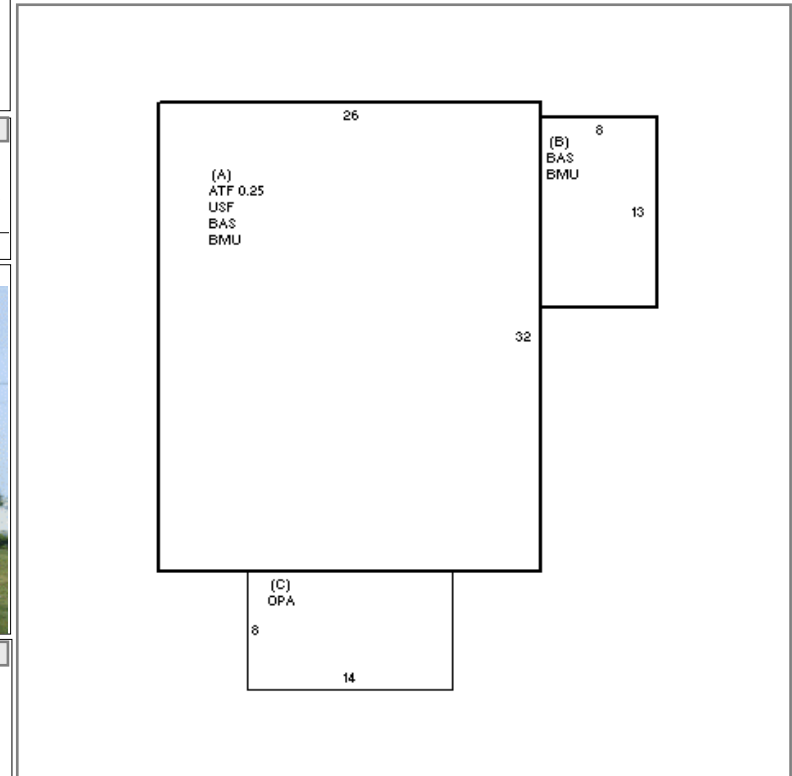
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 20X12		240	11.87	2,000



BUILDING	CD	ADJ	DESC	MEASURE	5/24/2023	JD
MODEL	1		RESIDENTIAL	LIST	5/24/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/3/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	542,300	
NET AREA	1,976	DETAIL ADJ	1.285	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	936		48.08	45,001	CONDITION ELEM	CD	
\$NLA(RCN)	\$274	OVERALL	1.000	EXT COVER	13	STONE VENEER	1.05	+	BAS	L	BASE AREA	936	1910	259.50	242,893	EXTERIOR	F	
CAPACITY			UNITS	ADJ	ROOF SHAPE	2	HIP	1.00	A	USF	L	UPPER STORY FIN	832	1910	235.99	196,342	INTERIOR	F
STORIES	2.25	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	A	ATF	L	ATTIC FINISH	208	1910	167.67	34,875	KITCHEN	F		
ROOMS	7	1.00	FLOOR COVER	2	SOFTWOOD	1.00	C	OPA	N	OPEN PORCH	112		51.50	5,768	BATHS	F		
BEDROOMS	4	1.00	INT FINISH	1	PLASTER	1.00	F31	O	FPL 3S 1OP	1		9,197.00	9,197	BATHS	F			
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02	GEN	O	GENERATOR	1		0.00		HEAT	A			
# 1/2 BATHS	1	1.00	FUEL SOURCE	2	GAS	1.00								ELECT	A			
TOT FIXTURES	8	\$8,224														EFF.YR/AGE	1963 / 59	
# UNITS	1	1.00														COND	44 44 %	
																FUNC	0	
																ECON	0	
																DEPR	44 % GD 56	
																RCNLD	\$303,700	



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LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
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TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

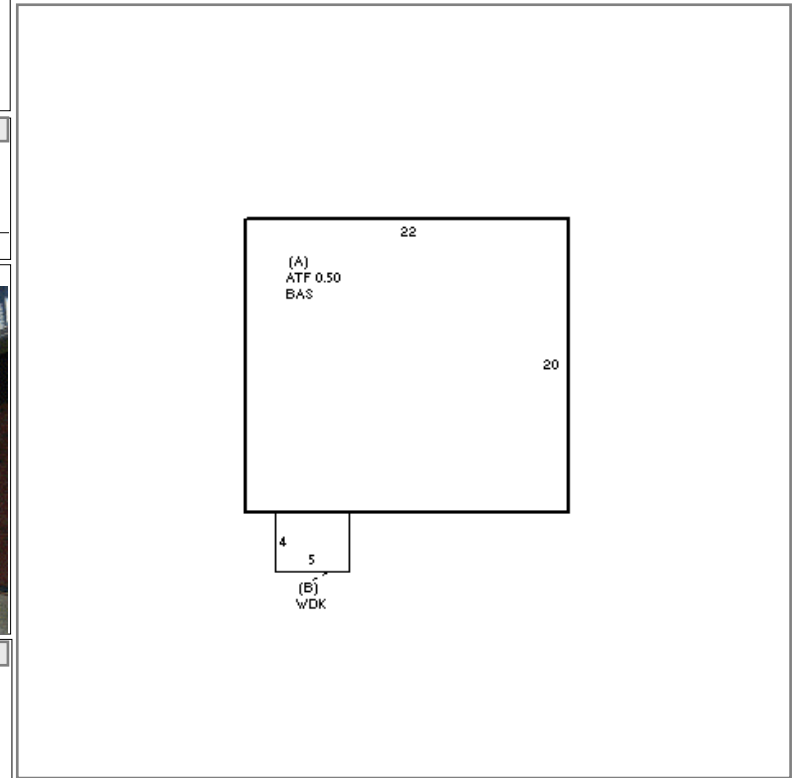
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	81,700	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								11/19/2008
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/24/2023	JD
MODEL	1		RESIDENTIAL	LIST	5/24/2023	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	3/3/2011	ER
QUALITY	-	0.90	LOW +/- AVG - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	660	DETAIL ADJ	0.863	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	440	1920	214.98	94,589
\$NLA(RCN)	\$193	OVERALL	1.000	EXT COVER	13	STONE VENEER	1.05	A	ATF	L	ATTIC FINISH	220	1920	138.90	30,558
				ROOF SHAPE	2	HIP	1.00	B	WDK	N	WOOD DECK	20		34.56	691
				ROOF COVER	1	ASPH SHINGLES	1.00								
				FLOOR COVER	2	SOFTWOOD	1.00								
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	127,702
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1968 / 54
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$81,700