

Key: 7103

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.787

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCEVOY MICHAEL P & JILL M 29 HIGHFIELD LANE NORWELL, MA 02061				69-1-7-0				298 CENTRAL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCEVOY MICHAEL P & JILL M				09/26/2019	O	540,000	(129181)				
DOW JOHN W				09/14/2018	F		1 (127481)				
DOW JOHN & ANN M				09/29/1985	QS		(71919)				

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	%
23-309	04/11/2023	3	ALTERATIONS	120,000	06/01/2023	NC	75	75
21-1424	11/15/2021	2	ADDITIONS	154,000	06/15/2022	JD	100	80
21-1424	11/15/2021	2	ADDITIONS	154,000	06/01/2023	NC	95	95
20-72	01/29/2020	3	ALTERATIONS	18,000	08/12/2020	JD	100	100
20-27	01/09/2020	3	ALTERATIONS	17,500	08/12/2020	JD	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,500	HUM	1.00	100	1.00	100	1.00	WF7	1.70		615,680

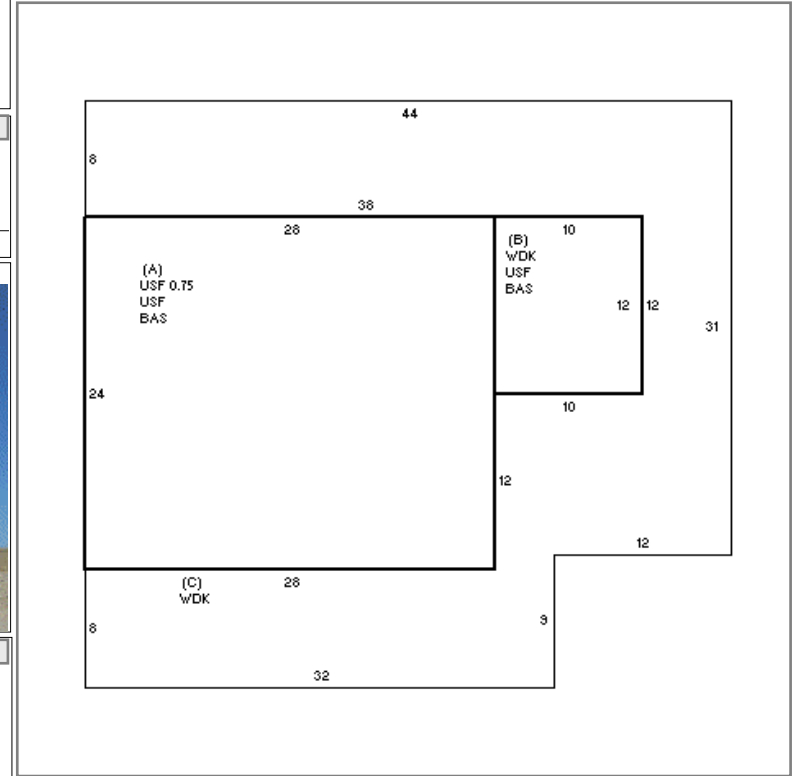
TOTAL	10,500 SF	ZONING	FRNT	49	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	615,700	526,800		
Inf1	FACTOR 100		BUILDING	477,500	390,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	1,093,200	917,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	8/12/2020	JD
MODEL	1		RESIDENTIAL	LIST	8/12/2020	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	6/27/2023	NC
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1992	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,088	DETAIL ADJ	1.120	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	792	1992	224.06	177,452
\$NLA(RCN)	\$233	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	672	1992	203.75	136,923
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	624	2022	203.75	127,143
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	980		38.40	37,632
				FLOOR COVER	13	COMB	1.00								
				INT FINISH	2	DRYWALL	1.00								
				HEATING/COOLING	11	HW/COOL AIR	1.04								
				FUEL SOURCE	3	ELECTRIC	1.00								



BLDG COMMENTS

TOTAL RCN	487,214
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	2 uc
ECON	0
DEPR	2 % GD 98
RCNLD	\$477,500