

Key: 7351

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.027

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
EWANICH THOMAS M & KAREN E 24 WINSTANLEY WAY HANOVER, MA 02339				71-5-4-0				30 CONCORD ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
EWANICH THOMAS M & KAREN				02/23/2021	H	605,000	(131591)					
MAGUIRE PAUL J JR, THOMAS				02/25/1987	QS		(74793)					
MAGUIRE PAUL J AND ELEANO				06/03/1952	XX		(17521)					

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	%
21-1282	09/22/2021	3	ALTERATIONS	18,000	05/02/2022	JD	100	100
21-286	03/26/2021	3	ALTERATIONS	43,000	05/19/2021	JD	100	100
88-380	07/01/1988	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,500	HUM 1.00	100	1.00	100	1.00	594,000	4.70	100	1.00	480,490

TOTAL	7,500 SF	ZONING		FRNT	49	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	480,500	436,800			
Inf1	FACTOR 100		BUILDING	263,900	234,900			
Inf2	PHY 100		DETACHED	800	800			
			OTHER	0	0			
			TOTAL	745,200	672,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 12X10		120	13.93	800



BLDG COMMENTS	
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BUILDING	CD	ADJ	DESC	MEASURE	5/19/2021	JD
MODEL	1		RESIDENTIAL	LIST	5/19/2021	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	3/9/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1952	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,448	DETAIL ADJ	0.850	FOUNDATION	4	CONT BSMT WALL	1.00	A	CRL	N	BSMT CRAWL	1,448		9.60	13,897
\$NLA(RCN)	\$222	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	1,448	1952	183.30	265,420
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	220		90.20	19,844
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	454		38.40	17,434
				FLOOR COVER	14	COMB	1.00		ODS	O	OUT DOOR SHOWER	1		1,141.00	1,141
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	321,816
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2004 / 18
COND	17 17 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$263,900

