

Key: 7640

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.312

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MCWADE ROBERT A & MARIA M TRS PO BOX 215 2 COURT ST HUMAROCK, MA 02047				73-8-2-0				2 COURT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCWADE ROBERT A & MARIA M				12/11/2019	F	1 (129573)					
MCWADE ROBERT A & MARIA M				12/19/2014	QS	525,000 (121381)					
KEARNEY JANIS M TR				10/10/2012	F	1 (118115)					

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 %
20-213	04/02/2020	3	ALTERATIONS	30,162	08/13/2020	JD	100 100
20-44	01/15/2020	3	ALTERATIONS	30,000	08/13/2020	JD	100 100
16-67	02/17/2016	3	ALTERATIONS	7,680	08/25/2016	SJ	100 100
05-560	09/21/2005	3	ALTERATIONS	3,000	09/19/2006	SJ	100 10
01-347	07/09/2001	3	ALTERATIONS				100 100

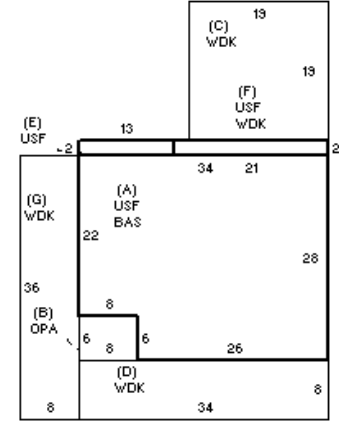
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	4,479 HUM	1.00	100	1.00	100	1.00	550,000	7.69	100	1.00	RV2 1.25	434,830

TOTAL	4,487 SF	ZONING	FRNT	146	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	434,800	395,300		
Inf1	FACTOR 100		BUILDING	391,000	363,300		
Inf2	PHY 100		DETACHED	1,200	1,100		
			OTHER	0	0		
			TOTAL	827,000	759,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00 20 0.80	10 X 10		100	14.74	1,200	08/13/2020



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/13/2020	JD
MODEL	1		RESIDENTIAL	LIST	8/13/2020	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/7/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1953	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	476.857				
NET AREA	1,876	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	A	BAS	L	BASE AREA	904	1953	233.44	211,028	CONDITION ELEM	CD				
\$NLA(RCN)	\$254	OVERALL	1.000	EXT COVER	4	VINYL	1.00	B	OPA	N	OPEN PORCH	48		56.65	2,719	EXTERIOR	G				
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	963		42.24	40,677	INTERIOR	G				
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	972	1953	212.29	206,344	KITCHEN	V				
				FLOOR COVER	14	COMB	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063	BATHS	G				
				INT FINISH	1	PLASTER	1.00		ODS	O	OUT DOOR SHOWER	1		1,534.50	1,535	HEAT	U				
				HEATING/COOLING	11	HW/COOL AIR	1.04									ELECT	U				
				FUEL SOURCE	2	GAS	1.00														
																		EFF.YR/AGE	2004 / 18		
																		COND	17 17 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	18	% GD	82
																		RCNLD	\$391,000		