

Key: 4412

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.181

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GULINELLO MICHAEL & THERESA K 5 KENNETH RD SCITUATE, MA 02066				39-6-7-A				5 KENNETH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GULINELLO MICHAEL & THERE				08/26/1994	V	192,500	(86894)				
O'CONNOR MARGARET A AND P				01/01/1984	XX		70364-0				
O'CONNOR PATRICK J & MARG				01/01/1976	XX		(C00055726)				

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	%
09-449	09/29/2009	3	ALTERATIONS	300,000	05/18/2010	SJ	100	100
		7	OTHERS		05/26/2009	SJ	100	50
09-075	03/17/2009	7	OTHERS	11,000	05/26/2009	SJ	100	100

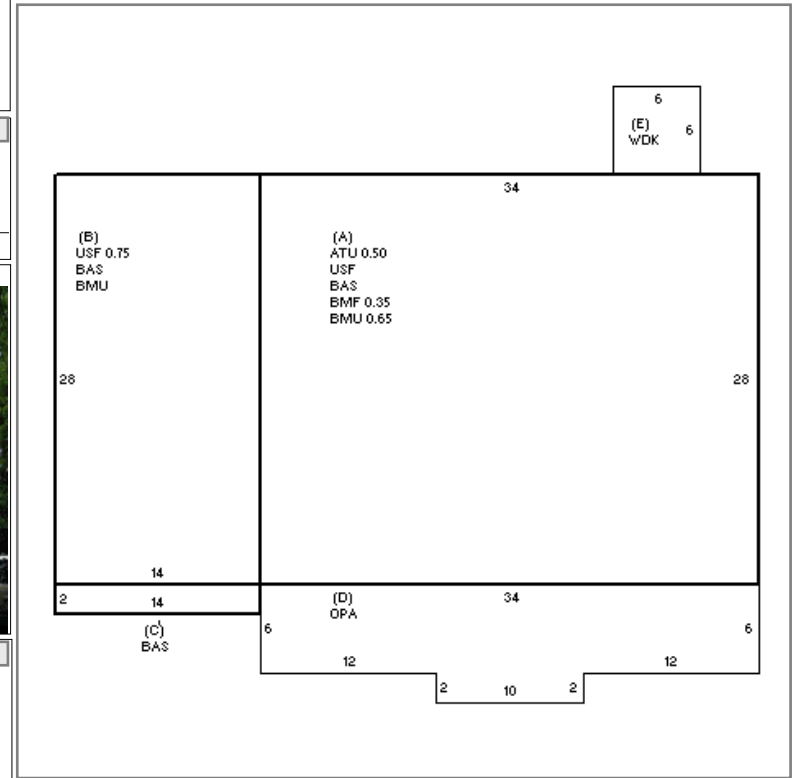
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,000	OS 1.00	100	1.00	100	1.00	440,000	3.58	100	1.00	R03 1.00	361,190

TOTAL	10,019 SF	ZONING	FRNT	87	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	361,200	328,400		
Inf1	FACTOR 100		BUILDING	589,300	551,800		
Inf2	PHY 100		DETACHED	5,900	5,300		
			OTHER	0	0		
			TOTAL	956,400	885,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		30	17.03	400
S/V	A	1.00	SV 1.00	1985	5,000	1.10	5,500



BLDG COMMENTS  
FY12 QUALITY CHANGE FROM VGD TO AVG+ PER FIELD REVIEW.



BUILDING	CD	ADJ	DESC	MEASURE	5/8/2010	SJ
MODEL	1		RESIDENTIAL	LIST	5/8/2010	SJ
STYLE	5	1.00	COLONIAL [100%]	REVIEW		
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2010	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	669,655																		
NET AREA	2,618	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,011		48.07	48,598																				
\$NLA(RCN)	\$256	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	333		67.48	22,471																				
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,246	2010	198.52	247,353																				
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATU	N	ATTIC UNF	476		40.70	19,373																				
				FLOOR COVER	13	COMB	1.00	+	BAS	L	BASE AREA	1,372	2010	218.30	299,503																				
				INT FINISH	2	DRYWALL	1.00	D	OPA	N	OPEN PORCH	224		56.65	12,690																				
				HEATING/COOLING	9	WARM/COOL AIR	1.03	E	WDK	N	WOOD DECK	36		42.23	1,520																				
				FUEL SOURCE	2	GAS	1.00		BMG	O	BSMT GARAGE	1		2,740.10	2,740																				
									F21	O	FPL 2S 1OP	1		9,062.90	9,063																				
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