

Key: 5876

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.601

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MCCULLOUGH PAUL J & EMILY K 10 STENBECK PL SCITUATE, MA 02066				45-16-1-0				10 STENBECK PL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Certs)				
MCCULLOUGH PAUL J & EMILY				10/09/2018	QS	840,000	50382-306				
LOCKWOOD DAVID A & ROSEMA				05/27/1997	QS	259,000	15200-73				
CONNOLLY JOSEPH & LORETTA				03/12/1991	QS	205,000	10183-267				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
13-712	10/22/2013	3	ALTERATIONS	4,625	09/24/2014	RJM	100	100
11-695	11/08/2011	3	ALTERATIONS	4,600	08/22/2012	SJ	100	100
05-814	12/07/2005	2	ADDITIONS	125,000	08/07/2006	SJ	100	100
00-110	04/04/2000	2	ADDITIONS				100	100
91-208	05/01/1991	2	ADDITIONS				100	100

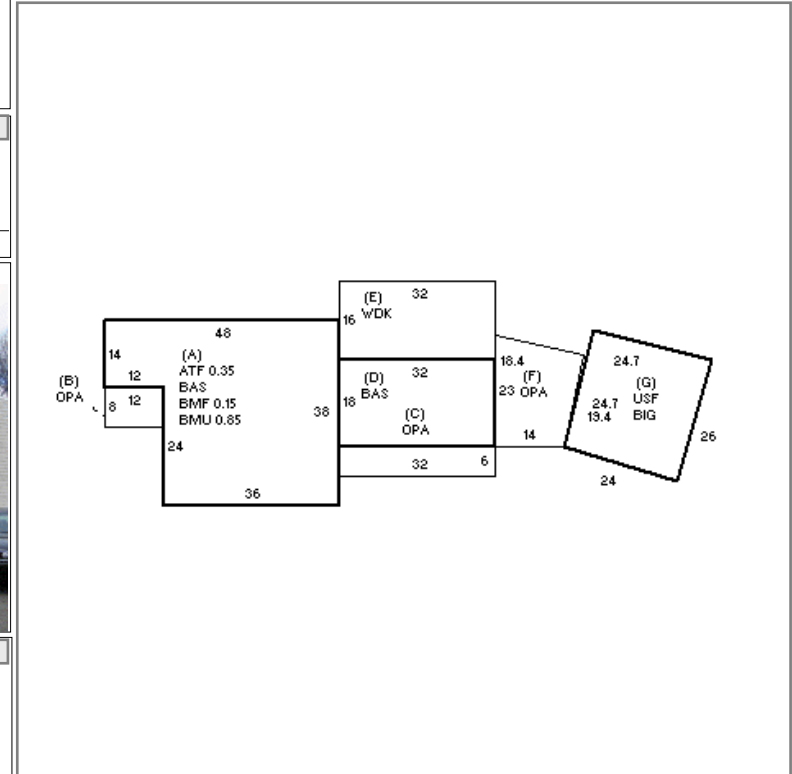
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,156	HBR 1.00	100	1.00	506,000	1.70	100	1.00	R03	1.15	437,960

TOTAL	22,156 SF	ZONING	FRNT	161	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	N O T E	IN M50		LAND	438,000	398,200
Infl1	FACTOR 100		BUILDING	735,300	654,300		
Infl2	PHY 100		DETACHED	16,200	15,500		
			OTHER	0	0		
TOTAL					1,189,500	1,068,000	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	-	0.90	40 0.60	1984	624	43.39	16,200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/22/2012	SJ
MODEL	1		RESIDENTIAL	LIST	8/22/2012	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/21/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	896,745
NET AREA	3,268	DETAIL ADJ	1.144	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,306		46.68	60,964	CONDITION ELEM	CD
\$NLA(RCN)	\$274	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	230		65.53	15,072	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,536	1950	235.56	361,821	INTERIOR	V
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATF	L	ATTIC FINISH	538	1950	152.20	81,883	KITCHEN	V
				FLOOR COVER	14	COMB	1.00	+	OPA	N	OPEN PORCH	628		56.65	35,576	BATHS	A
				INT FINISH	1	PLASTER	1.00	D	BAS	L	BASE AREA	576	2006	235.56	135,683	HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02	E	WDK	N	WOOD DECK	512		42.24	21,627	ELECT	U
				FUEL SOURCE	99	N/A	1.00	G	BIG	N	BUILT-IN GARAGE	618		52.83	32,650		
								G	USF	L	UPPER STORY FIN	618	1950	214.22	132,386		
								F11	O		FPL 1S 1OP	1		8,009.10	8,009		
																EFF.YR/AGE	2004 / 18
																COND	17 17 %
																FUNC	0
																ECON	0
																DEPR	18 % GD 82
																RCNLD	\$735,300