

Key: 5878

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.603

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCCULLOUGH PAUL J JR & EMILY K 10 STENBECK PL SCITUATE, MA 02066				45-16-1-B				6 STENBECK PL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCCULLOUGH PAUL J JR & EM				01/12/2022	U	629,000	56308-287				
MANUEL ANNE D TRUSTEE				10/02/2015	F	1 46116-56					
MANUEL DAVID L & ANNE				10/30/2006	QS	410,000	33595-46				

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	%
22-0260	03/14/2022	3	ALTERATIONS	14,000	07/20/2022	JD	100	100
04-468	07/22/2004	3	ALTERATIONS	1,000	06/28/2005	SJ	100	100
96-413	09/06/1996	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,223	HBR 1.00	100	1.00	506,000	2.96	100	1.00	R03	1.15	420,130

TOTAL	12,223 SF	ZONING	FRNT 194	ASSESSED		CURRENT		PREVIOUS	
Ngh	HARBOR	N O T E	IN M50	LAND	420,100	381,900			
Inf1	FACTOR 100			BUILDING	249,700	224,900			
Inf2	PHY 100			DETACHED	2,000	1,900			
				OTHER	0	0			
				TOTAL	671,800	608,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 10 X 20	1986	200	12.29	2,000



BLDG COMMENTS	
---------------	--

BUILDING	CD	ADJ	DESC	MEASURE	7/20/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/20/2022	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/21/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,116	DETAIL ADJ	0.875	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	83		49.93	4,144
\$NLA(RCN)	\$270	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	745		70.09	52,219
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,116	1983	201.97	225,402
				ROOF COVER	1	ASPH SHINGLES	1.00	C	PTA	N	PATIO	332		14.90	4,947
				FLOOR COVER	12	COMB	1.00	+	WDK	N	WOOD DECK	70		38.40	2,688
				INT FINISH	2	DRYWALL	1.00	F11	O	FPL 1S 1OP	1		7,281.00	7,281	
				HEATING/COOLING	9	WARM/COOL AIR	1.03								
				FUEL SOURCE	3	ELECTRIC	1.00								

TOTAL RCN	300,881
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2005 / 17
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$249,700

