

Key: 6804

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.501

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
MCCARTHY VANESSA A & MONTEIRO LEONARD 175 STOCKBRIDGE RD SCITUATE, MA 02066				54-1-47-0				175 STOCKBRIDGE RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MCCARTHY VANESSA A & WELCH M A & DALEY SHERRY				09/08/2009	QS	275,000	37693-335					
WELCH MICHAEL A				01/15/2003	F	1	23954-156					
				12/15/1992	QS	93,375	11504-100					

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 %
07-321	06/07/2007	3	ALTERATIONS	35,000	07/30/2008	SJ	100 100
06-315	05/31/2006	3	ALTERATIONS	3,000	08/17/2006	SJ	100 100
03-389	07/21/2003	3	ALTERATIONS	11,500	09/01/2004	SJ	100 100
03-387	07/14/2003	3	ALTERATIONS				100 100
02-658	11/26/2002	3	ALTERATIONS				100 100

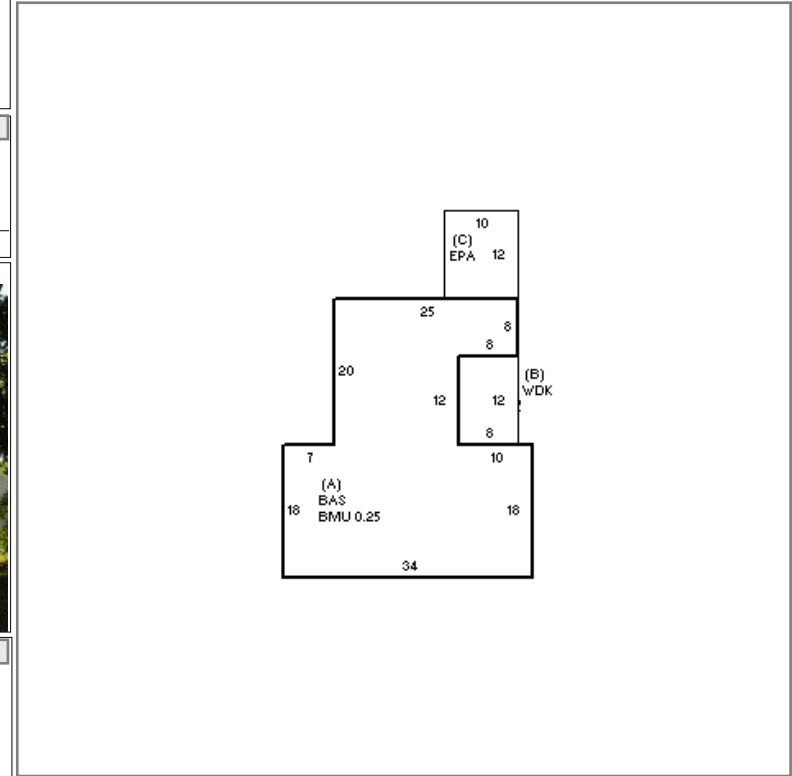
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	37,254	GB 1.00	100 1.00	100 1.00	374,000	1.06	100 1.00	R02	0.85		340,490

TOTAL	37,244 SF	ZONING	FRNT	157	ASSESSED	CURRENT	PREVIOUS
Ngh	GREENBUSH	NOTE			LAND	340,500	291,300
Inf1	FACTOR 100		BUILDING	94,100	87,500		
Inf2	PHY 100		DETACHED	7,000	6,700		
			OTHER	0	0		
					TOTAL	441,600	385,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	70 0.30		392	49.63	5,800
SHF	A	1.00	20 0.80		100	14.74	1,200



BUILDING	CD	ADJ	DESC	MEASURE	10/26/2010	PL
MODEL	1		RESIDENTIAL	LIST	10/26/2010	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/14/2011	ER
QUALITY	-	0.90	LOW +/- AVG - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,016	DETAIL ADJ	0.850	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	254		56.83	14,436
\$NLA(RCN)	\$210	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,016	1900	181.58	184,487
				ROOF SHAPE	1	GABLE	1.00	B	W/DK	N	WOOD DECK	96		34.56	3,317
				ROOF COVER	1	ASPH SHINGLES	1.00	C	EPA	N	ENCLOSED PORCH	120		81.18	9,742
				FLOOR COVER	2	SOFTWOOD	1.00								
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	213,818	CONDITION ELEM	CD
EXTERIOR			
INTERIOR			
KITCHEN			
BATHS			
HEAT			
ELECT			
EFF.YR/AGE	1956 / 66		
COND	56 56 %		
FUNC	0		
ECON	0		
DEPR	56 % GD	44	
RCNLD		\$94,100	