

Key: 3578

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.435

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION		
TUFANKIJIAN ADAM R & FORSYTHE AYNSLEY M		34-28-4-0	47 EDGAR RD		
47 EDGAR RD SCITUATE, MA 02066		TRANSFER HISTORY		DOS	T SALE PRICE BK-PG (Cert)
		TUFANKIJIAN ADAM R & LINDSAY TODD D	08/14/2009	QS	445,000 (113642)
			04/28/2004	QS	470,000 (105257)
		CJCH LLC	04/28/2004	F	1 (105256)

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	%
03-291	06/03/2003	4	DEMO		08/04/2004	SJ	0	100
		1	NEW CONST	133,000	08/04/2004	SJ	100	100

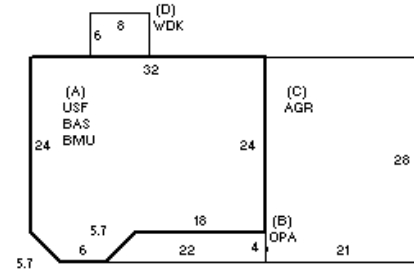
LAND

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	440,000	3.58	100	1.00	R03	1.00	361,190

TOTAL	10,019 SF	ZONING	FRNT	102	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	361,200	328,400
Inf1	FACTOR 100		BUILDING	328,800	308,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
<b>TOTAL</b>					<b>690,000</b>	<b>636,700</b>	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/5/2010	SJ
MODEL	1		RESIDENTIAL	LIST	4/5/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/7/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	2004	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	400,988
NET AREA	1,616	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	808		50.35	40,684	CONDITION ELEM	CD
\$NLA(RCN)	\$248	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	808	2004	210.38	169,986	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	808	2004	191.32	154,584	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	80		51.50	4,120	KITCHEN	
				FLOOR COVER	13	COMB	1.00	C	AGR	N	ATT GARAGE	588		42.47	24,971	BATHS	
				INT FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	48		38.40	1,843	HEAT	
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	
				FUEL SOURCE	99	N/A	1.00										
CAPACITY		UNITS	ADJ														
STORIES		2	1.00														
ROOMS		6	1.00														
BEDROOMS		3	1.00														
BATHROOMS		2	1.00														
# 1/2 BATHS		0	1.00														
TOT FIXTURES		6	\$4,800														
# UNITS		1	1.00														
																EFF.YR/AGE	2004 / 18
																COND	17 17 %
																FUNC	0
																ECON	0
																DEPR	18 % GD 82
																RCNLD	\$328,800