

Key: 4638

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.399

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BOYAJIAN ALFRED M 94 MARION ROAD SCITUATE, MA 02066				40-10-25-0				23 OCEANSIDE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BOYAJIAN ALFRED M				01/20/2021	F	100	(131437)				
BOYAJIAN ALFRED M TR				10/12/2017	F	100	(125909)				
BOYAJIAN ALFRED M				05/01/2017	QS	768,000	(125078)				

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 %
043-670	10/27/2003	7	OTHERS		06/29/2018	JD	100 100
3-309	06/12/2003	3	ALTERATIONS	14,000	08/30/2004	SJ	100 100
02-233	05/02/2002	3	ALTERATIONS				100 100
		7	OTHERS				100 100

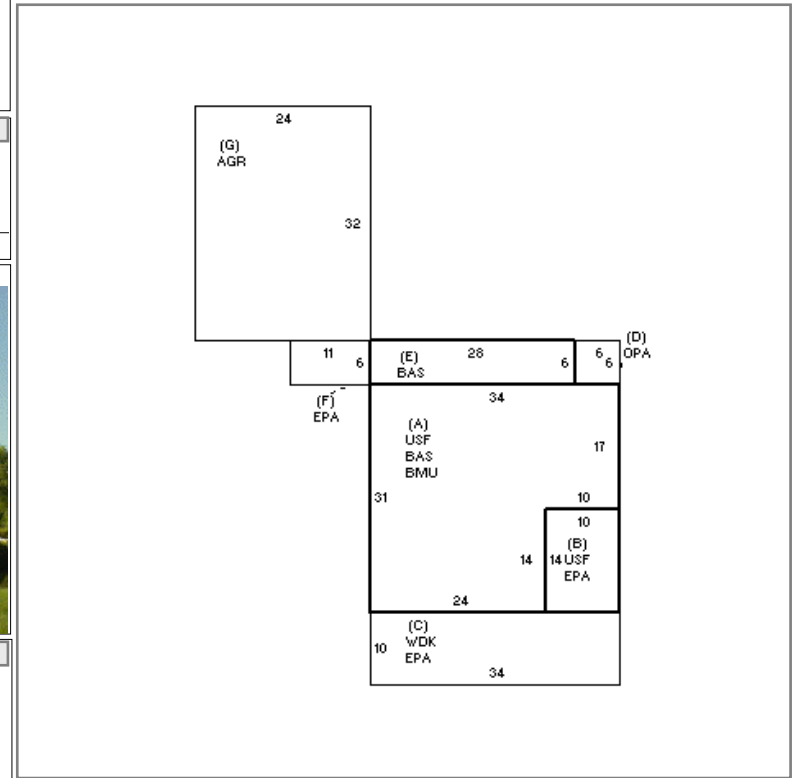
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,180	OS	1.00	100	1.00	100	1.00	1.00	WV4	1.40	537,120

TOTAL	24,176 SF	ZONING	FRNT	247	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E C/W 26	LAND	537,100	488,300		
Inf1	FACTOR 100		BUILDING	588,500	530,700		
Inf2	PHY 100		DETACHED	500	500		
			OTHER	0	0		
<b>TOTAL</b>			<b>1,126,100</b>	<b>1,019,500</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		40	17.03	500



BUILDING	CD	ADJ	DESC	MEASURE	4/6/2010	SJ
MODEL	1		RESIDENTIAL	LIST	4/6/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/31/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1925	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	784,698	
NET AREA	2,136	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	914		58.10	53,101	CONDITION ELEM	CD	
\$NLA(RCN)	\$367	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,054	1925	266.08	280,451	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	+	EPA	N	ENCLOSED PORCH	546		108.24	59,099	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	340		46.08	15,667	KITCHEN		
				FLOOR COVER	2	SOFTWOOD	1.00	D	OPA	N	OPEN PORCH	36		61.80	2,225	BATHS		
				INT FINISH	1	PLASTER	1.00	+	BAS	L	BASE AREA	1,082	1925	292.59	316,586	HEAT		
				HEATING/COOLING	2	HOT WATER	1.02	G	AGR	N	ATT GARAGE	768		48.32	37,106	ELECT		
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		9,886.80	9,887			
																	EFF.YR/AGE	1990 / 32
																	COND	25 25 %
																	FUNC	0
																	ECON	0
																	DEPR	25 % GD 75
																	RCNLD	\$588,500