

Key: 4645

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.406

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BOYAJIAN ALFRED M TR 94 MARION ROAD SCITUATE, MA 02066				40-12-1-0				43 OCEANSIDE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BOYAJIAN ALFRED M TR				12/04/2015	F	100	(122794)				
BOYAJIAN ALFRED M				12/02/2015	U	100	(122773)				
MACPHERSON CHARLES J TR				09/08/2015	QS	840,000	(122395)				

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	%
21-438	04/26/2021	1	NEW CONST	500,000	05/12/2021	JD	100	0
21-438	04/26/2021	1	NEW CONST	500,000	10/13/2021	JD	100	50
21-438	04/26/2021	1	NEW CONST	500,000	04/26/2022	JD	100	75
21-438	04/26/2021	1	NEW CONST	500,000	07/13/2022	JD	100	100
20-57	01/23/2020	4	DEMO	3,000	07/09/2020	JD	100	100

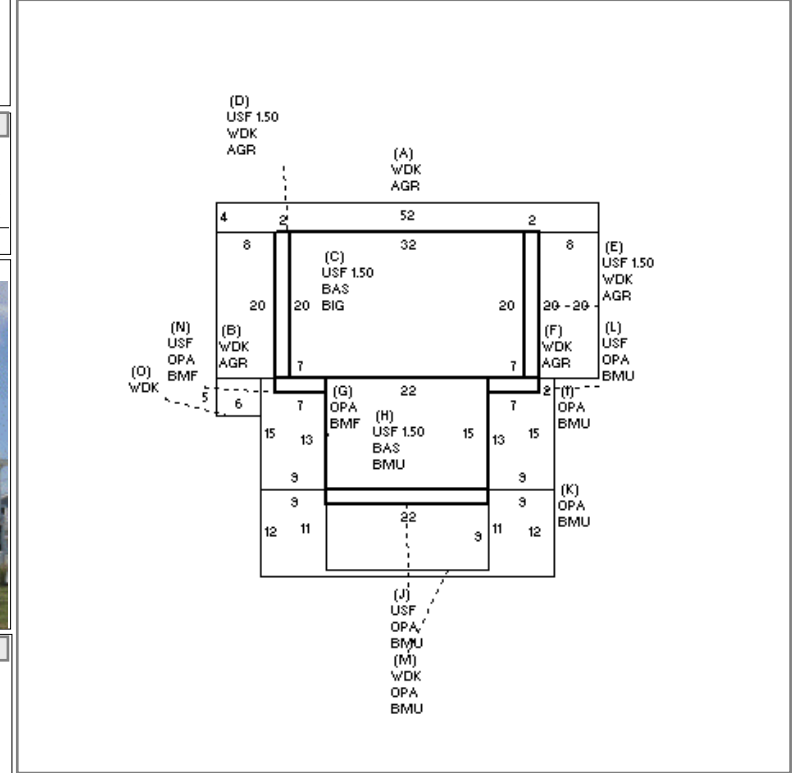
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	7,443	OS	1.00	100	1.00	100	1.00	704,000	4.73	100	1.00	WF7	1.60		569,250

TOTAL	7,449 SF	ZONING	FRNT	285	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	569,300	517,500		
Infl1	FACTOR 100		BUILDING	940,000	815,100		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	1,509,300	1,332,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO	07/13/2022
BLDG COMMENTS	



BUILDING	CD	ADJ	DESC	MEASURE	10/13/2021	JD
MODEL	1		RESIDENTIAL	LIST	10/13/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/13/2022	JD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2021	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	949,460
NET AREA	2,617	DETAIL ADJ	1.030	FOUNDATION	3	CONT WALL	1.00	+	AGR	N	ATT GARAGE	608		52.48	31,907		
\$NLA(RCN)	\$363	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	C	BIG	N	BUILT-IN GARAGE	640		54.05	34,594		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	970	2021	278.14	269,791		
STORIES	2.5	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,647	2021	252.94	416,584			
ROOMS	9	1.00	FLOOR COVER	12	COMB	1.00	+	BMF	N	BSMT FINISH-SEP	135		90.68	12,242			
BEDROOMS	5	1.00	INT FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	750		72.10	54,075			
BATHROOMS	5	1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03	+	BMU	N	BSMT UNFINISHED	945		64.60	61,046			
# 1/2 BATHS	0	1.00	FUEL SOURCE	2	GAS	1.00	+	WDK	N	WOOD DECK	836		53.76	44,943			
TOT FIXTURES	15	\$17,304						+	BMG	O	BSMT GARAGE	2		3,487.40	6,975		
# UNITS	1	1.00															

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	1 % GD 99

RCNLD	\$940,000
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