

Key: 4662

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.422

LEG
AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION			
BOYAJIAN ALFRED M TR 94 MARION RD SCITUATE, MA 02066				40-11-36-0				79 KENNETH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BOYAJIAN ALFRED M TR				01/20/2021	F	100 (13144)					
BOYAJIAN ALFRED M				01/20/2021	F	100 (131439)					
BOYAJIAN ALFRED M TR				05/01/2017	F	100 (125080)					

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	%
17-156	03/27/2017	3	ALTERATIONS	7,600	07/19/2017	SJ	100	100
16-673	11/01/2016	7	OTHERS	10,000	07/19/2017	SJ	100	100
09-150	04/24/2009	2	ADDITIONS	11,500	07/30/2009	SJ	100	100
		3	ALTERATIONS		03/29/2004	PJB	100	100
02-436	08/05/2002	3	ALTERATIONS				100	100

LAND

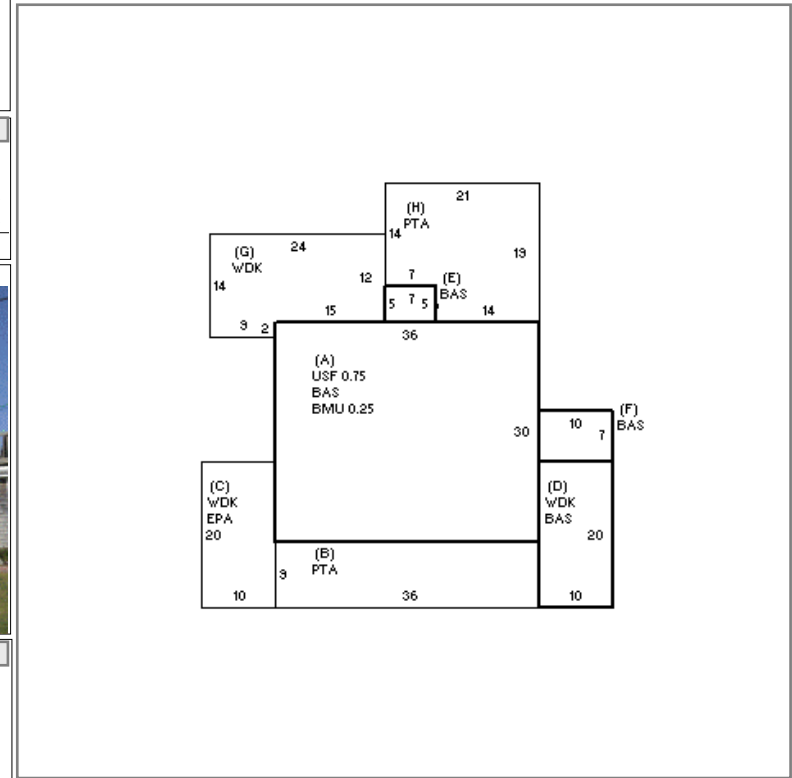
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,000	OS 1.00	100	1.00	100	1.00	528,000	1.96	100	1.00	451,510

TOTAL	18,992 SF	ZONING	FRNT	199	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	451,500	410,500		
Inf1	FACTOR 100		BUILDING	594,000	528,500		
Inf2	PHY 100		DETACHED	700	700		
			OTHER	0	0		
			TOTAL	1,046,200	939,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	1994	60	17.03	700



BLDG COMMENTS



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	7/30/2009	SJ
MODEL	1		RESIDENTIAL	LIST	6/27/2000	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/31/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1918	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,195	DETAIL ADJ	1.144	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	270		75.78	20,461
\$NLA(RCN)	\$311	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	810	1918	247.38	200,375
				ROOF SHAPE	1	GABLE	1.00	+	PTA	N	PATIO	688		17.88	12,301
				ROOF COVER	2	WOOD SHINGLES	1.01	C	EPA	N	ENCLOSED PORCH	200		108.24	21,648
				FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BASE AREA	1,315	1918	272.02	357,710
				INT FINISH	1	PLASTER	1.00	F	BAS	L	BASE AREA	70	2009	272.02	19,042
				HEATING/COOLING	9	WARM/COOL AIR	1.03	+	W/DK	N	WOOD DECK	706		46.08	32,532
				FUEL SOURCE	2	GAS	1.00	F21	O		FPL 2S 10P	1		9,886.80	9,887

TOTAL RCN	682,742
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2009 / 13
COND	13 13 %
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	\$594,000

BUILDING