

Key: 4664

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.424

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LAND

CURRENT OWNER				PARCEL ID				LOCATION				
BOYAJIAN ALFRED TR 94 MARION ROAD SCITUATE, MA 02066				40-11-37-F				33 OCEANSIDE DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
BOYAJIAN ALFRED TR				09/28/2020	F	100	(130839)					
BOYAJIAN ALFRED M				09/28/2020	F	100	(130838)					
BOYAJIAN ALFRED TR				12/14/2018	U	525,000	(126069)					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,169	OS 1.00	100	1.00	704,000	3.52	100	1.00	WF7	1.60	578,440

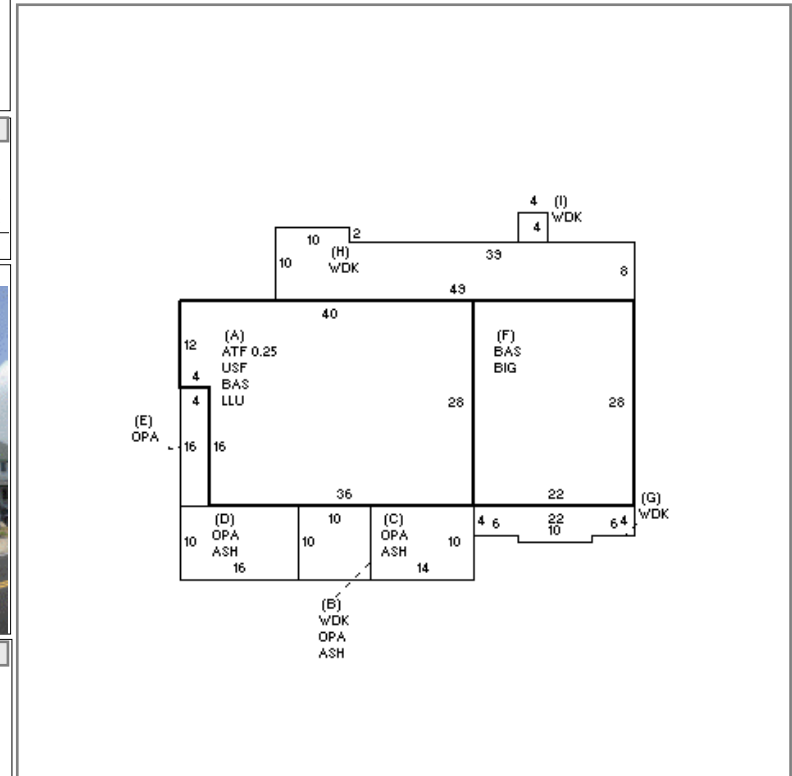
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-101	02/12/2020	3	ALTERATIONS	100,000	07/14/2020	JD	100	99
20-101	02/12/2020	3	ALTERATIONS	100,000	03/17/2021	JD	100	100
18-888	12/18/2018	3	ALTERATIONS	10,000	08/08/2019	JD	100	100
		3	ALTERATIONS	5,000	06/29/2018	JD	100	0
97-347	06/25/1997	3	ALTERATIONS			JD	100	100

LAND

TOTAL	10,149 SF	ZONING	FRNT	240	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	578,400	525,900
Inf1	FACTOR 100		BUILDING	751,700	706,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	1,330,100	1,232,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/9/2020	JD
MODEL	1		RESIDENTIAL	LIST	7/9/2020	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/17/2021	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BLDG

YEAR BLT	2013	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	817,082
NET AREA	2,992	DETAIL ADJ	1.030	FOUNDATION	3	CONT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	1,056		65.58	69,256	CONDITION ELEM	CD
\$NLA(RCN)	\$273	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	1,056	2013	225.90	238,546	EXTERIOR	A
				ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	1,056	2013	205.43	216,932	INTERIOR	A
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATF	L	ATTIC FINISH	264	2013	145.95	38,532	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.00	+	ASH	N	ATT SHED	400		19.01	7,602	BATHS	A
				INT FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	464		61.80	28,675	HEAT	A
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F	BIG	N	BUILT-IN GARAGE	616		51.94	31,998	ELECT	A
				FUEL SOURCE	2	GAS	1.00	F	BAS	L	BASE AREA	616	2020	225.90	139,152		
								+	W/DK	N	WOOD DECK	626		46.08	28,846		
									GFP	O	GAS FIREPLACE	1		6,667.20	6,667		
												EFF.YR/AGE	2014 / 8				
												COND	8 8 %				
												FUNC	0				
												ECON	0				
												DEPR	8 % GD		92		
												RCNLD			\$751,700		