

Key: 4667

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.427

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
BOYAJIAN ALFRED M TR 94 MARION RD SCITUATE, MA 02066				40-11-3-0				94 MARION RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BOYAJIAN ALFRED M TR				10/12/2017	F	100	(125080)				
BOYAJIAN ALFRED M TR				05/01/2017	F	100	(125080)				
BOYAJIAN ALFRED M				10/19/2012	F	1	(118152)				

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	%
17-69	02/13/2018	3	ALTERATIONS	303,000	08/08/2018	JD	100	100
17-69	02/13/2017	3	ALTERATIONS	303,000	06/05/2017	SJ	100	50

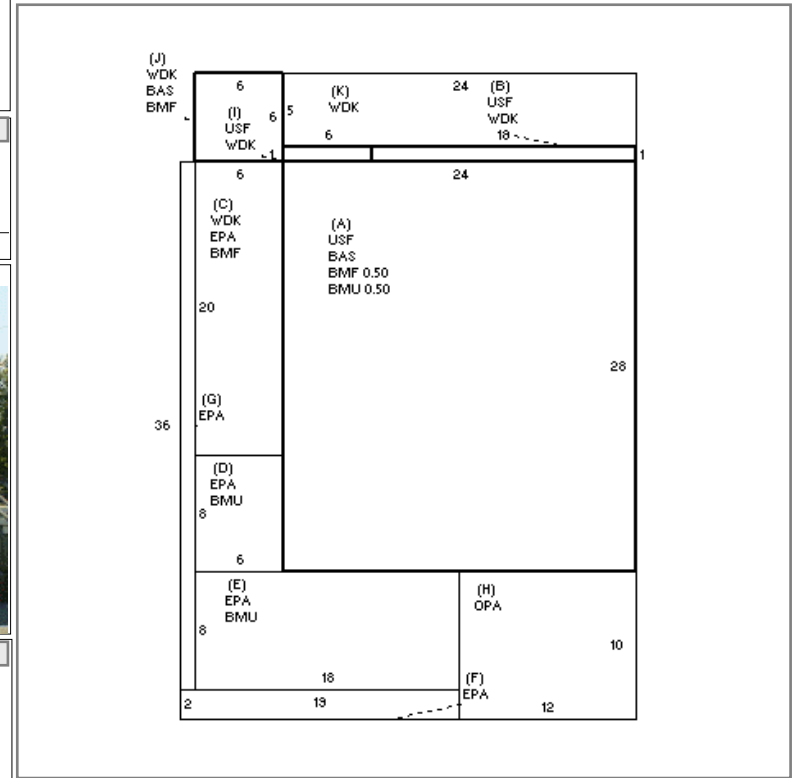
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,750	OS 1.00	100	1.00	100	1.00	528,000	7.27	100	1.00	418,450

TOTAL	4,748 SF	ZONING	FRNT	49	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	418,500	380,400		
Inf1	FACTOR 100		BUILDING	454,600	423,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
		TOTAL		873,100	804,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
 QUALITY A TO G FY19  
 xtra shower - generator



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/4/2010	RD
MODEL	1		RESIDENTIAL	LIST	10/4/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/8/2018	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1957	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	516,581		
NET AREA	1,404	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	528		56.28	29,716	CONDITION ELEM	CD		
\$NLA(RCN)	\$368	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	708	1957	268.63	190,187	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	696	1957	244.29	170,023	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	300		46.08	13,824	KITCHEN			
				FLOOR COVER	14	COMB	1.00	+	BMF	N	BSMT FINISH-SEP	492		79.00	38,870	BATHS			
				INT FINISH	1	PLASTER	1.00	+	EPA	N	ENCLOSED PORCH	386		108.24	41,780	HEAT			
				HEATING/COOLING	9	WARM/COOL AIR	1.03	H	OPA	N	OPEN PORCH	120		61.80	7,416	ELECT			
				FUEL SOURCE	99	N/A	1.00		BMG	O	BSMT GARAGE	2		2,989.20	5,978				
										F21	O	FPL 2S 1OP	1	9,886.80	9,887				
CAPACITY		UNITS	ADJ															EFF.YR/AGE	2010 / 12
STORIES		2	1.00															COND	12 12 %
ROOMS		6	1.00															FUNC	0
BEDROOMS		3	1.00															ECON	0
BATHROOMS		2	1.00															DEPR	12 % GD 88
# 1/2 BATHS		1	1.00															RCNLD	\$454,600
TOT FIXTURES		9	\$8,899																
# UNITS		1	1.00																