

Key: 4668

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.428

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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
BOYAJIAN ALFRED M 94 MARION ROAD SCITUATE, MA 02066				40-11-4-0				92 MARION RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BOYAJIAN ALFRED M				07/09/2019	F	1	(128793)				
BOYAJIAN ALFRED M TR				07/09/2019	F	100	(128794)				
BOYAJIAN ALFRED M TR				10/12/2017	F	100	(125908)				

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 %
14-260	05/16/2014	3	ALTERATIONS		07/08/2014	MR	100 100
13-707	10/16/2013	1	NEW CONST	475,855	07/08/2014	MR	100 40
13-707	10/16/2013	1	NEW CONST	475,855	05/28/2015	SJ	100 95
13-707	10/16/2013	1	NEW CONST	475,855	03/15/2016	SJ	100 100

LAND

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	528,000	7.27	100	1.00	WV3	1.20	418,450

TOTAL	4,748 SF	ZONING	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	418,500	380,400
Inf1	FACTOR 100		BUILDING	966,600	842,500		
Inf2	PHY 100		DETACHED	79,400	72,400		
			OTHER	0	0		
					TOTAL	1,464,500	1,295,300

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	V	1.50	10 0.90	2015	50,000	1.65	74,300
HTB	+	1.10	10 0.90	2105	1	5,699.98	5,100



BLDG COMMENTS
FINISHED BASEMENT.....GARAGE/GUEST HOUSE INCLUDES BATH,LOFT, REC. ROOM

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/8/2014	MR
MODEL	1		RESIDENTIAL	LIST	7/8/2014	MR
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/15/2014	TD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2013	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,062,173		
NET AREA	3,471	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	401		62.12	24,912	CONDITION ELEM	CD		
\$NLA(RCN)	\$306	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,160	2013	267.80	310,649	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	BMF	N	BSMT FINISH-SEP	859		87.21	74,911	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	360		72.10	25,956	KITCHEN	A		
				FLOOR COVER	12	COMB	1.00	+	USF	L	UPPER STORY FIN	2,311	2013	243.54	562,811	BATHS	A		
				INT FINISH	2	DRYWALL	1.00		HTB	O	HOT TUB	1		4,828.60	4,829	BATHS	A		
				HEATING/COOLING	9	WARM/COOL AIR	1.03		KIT	O	XTRA KITCHEN	1		9,119.60	9,120	HEAT	A		
				FUEL SOURCE	2	GAS	1.00		SNA	O	SAUNA	2		11,803.40	23,607	ELECT	A		
																		EFF.YR/AGE	2013 / 9
																		COND	9 9 %
																		FUNC	0
																		ECON	0
																		DEPR	9 % GD 91
																		RCNLD	\$966,600

