

Key: 5264

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.010

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
TUFANKJIAN ELIZABETH E 10 JERICO ROAD SCITUATE, MA 02066				45-2-62-0				11 JERICO RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
TUFANKJIAN ELIZABETH E				05/27/1986	QS	156,000		(73284)			

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	%
09-020	01/26/2009	3	ALTERATIONS	3,200	08/04/2009	SJ	100	100
09-020	01/26/2009	3	ALTERATIONS	3,200	08/11/2010	SJ	100	100
97-180	04/25/1997	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	19,330	HBR 1.00	100	1.00	100	1.00	748,000	1.93	100	1.00	640,490

TOTAL	19,330 SF	ZONING	FRNT	262	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	640,500	548,000		
Inf1	FACTOR 100		BUILDING	237,900	225,800		
Inf2	PHY 100		DETACHED	7,500	7,100		
			OTHER	0	0		
			TOTAL	885,900	780,900		

DETACHED

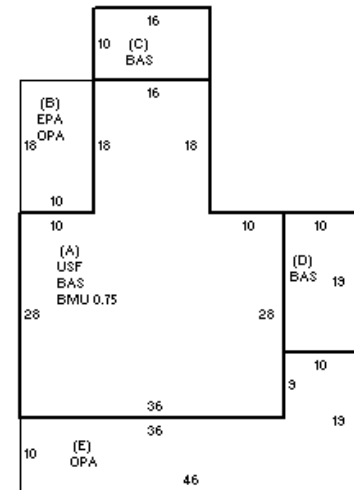
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	70 0.30		560	44.59	7,500



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/9/2009	PL
MODEL	1		RESIDENTIAL	LIST	7/9/2009	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/28/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1840	SIZE ADJ	1.000
NET AREA	2,942	DETAIL ADJ	1.236
\$NLA(RCN)	\$270	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	10	1.00	
BEDROOMS	5	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	2	1.00	
TOT FIXTURES	7	\$6,922	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WOOD SHINGLES	1.01
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	972		47.53	46,200
A	USF	L	UPPER STORY FIN	1,296	1840	213.25	276,368
+	OPA	N	OPEN PORCH	730		51.50	37,595
B	EPA	N	ENCLOSED PORCH	180		90.20	16,236
+	BAS	L	BASE AREA	1,646	1840	234.49	385,977
F21	O		FPL 2S 1OP	1		8,239.00	8,239
FPL	O		FIREPLACE	2		7,812.50	15,625

TOTAL RCN	793,162
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1949 / 73
COND	70 70 %
FUNC	0
ECON	0
DEPR	70 % GD 30
RCNLD	\$237,900