

Key: 5371

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.114

LEGAL

LAND

DETACHED

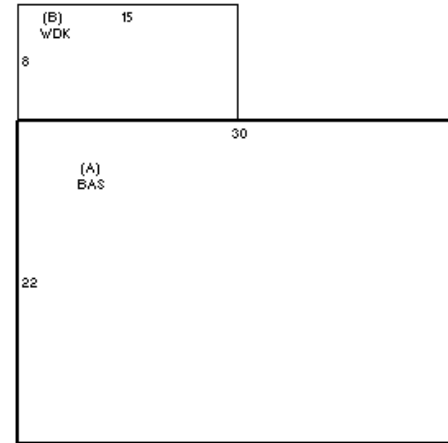
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
TUFANKJIAN ELIZABETH E TR 10 JERICHO ROAD SCITUATE, MA 02066				45-12-4-0				10 JERICHO RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
TUFANKJIAN ELIZABETH E TR				10/07/1980	QS	55,400		(64029)			
DINNEEN JOHN F & CATHERIN				01/01/1979	XX			(C00059529)			
LALLI CHARLES B JR & ANNA				01/01/1976	XX			(C00055735)			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		1	NEW CONST		07/20/2011	SJ	100	100
		1	NEW CONST		05/27/2010	SJ	60	80
		1	NEW CONST		06/03/2009	SJ	15	60
		4	DEMO		06/09/2008	SJ	100	100
		1	NEW CONST		06/09/2008	SJ	15	15

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	17,560	HBR 1.00	100	1.00	100	1.00	891,000	2.11	90	0.90	WF1 2.25	757,510

TOTAL	17,560 SF	ZONING	FRNT	116	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE INFL 3= IRR. SHAPE LOT.... 40' ON HARBOR	LAND	757,500	673,400		
Inf1	FACTOR 100		BUILDING	117,700	106,100		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	1,477,500	1,388,300		
			TOTAL	2,352,700	2,167,800		



TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO

BUILDING	CD	ADJ	DESC	MEASURE	7/20/2011	SJ
MODEL	1		RESIDENTIAL	LIST	7/20/2011	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/25/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		
FY12 FR- COTT/BUNG TO RANCH YR BLT=EST		

YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	156,925
NET AREA	660	DETAIL ADJ	0.823	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	660	1955	227.79	150,342	CONDITION ELEM	CD
\$NLA(RCN)	\$238	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	WDK	N	WOOD DECK	120		38.40	4,608	EXTERIOR	
CAPACITY				ROOF SHAPE	1	GABLE	1.00									INTERIOR	
STORIES	1	1.00		ROOF COVER	1	ASPH SHINGLES	1.00									KITCHEN	
ROOMS	3	1.00		FLOOR COVER	13	COMB	1.00									BATHS	
BEDROOMS	1	1.00		INT FINISH	2	DRYWALL	1.00									HEAT	
BATHROOMS	1	1.00		HEATING/COOLING	2	HOT WATER	1.02									ELECT	
# 1/2 BATHS	0	1.00		FUEL SOURCE	99	N/A	1.00										
TOT FIXTURES	3	\$1,975														EFF.YR/AGE	1990 / 32
# UNITS	1	1.00														COND	25 25 %
																FUNC	0
																ECON	0
																DEPR	25 % GD 75
																RCNLD	\$117,700

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Town of SCITUATE - Fiscal Year 2024

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LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
TUFANKJIAN ELIZABETH E TR		45-12-4-0		10 JERICHO RD	
10 JERICHO ROAD		TRANSFER HISTORY		DOS	T
SCITUATE, MA 02066				SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE HSES				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

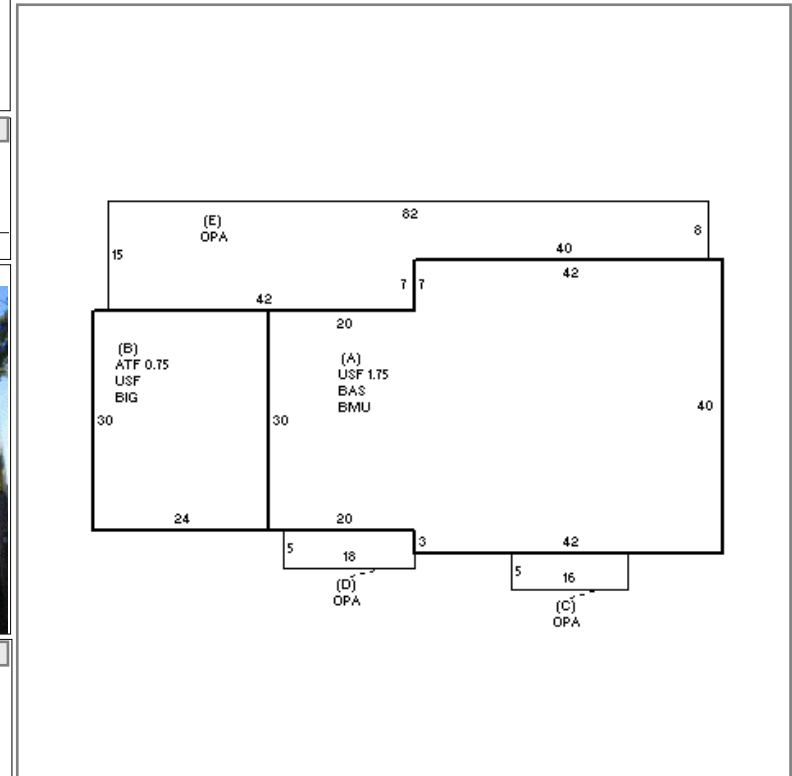
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	1,477,500	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/20/2011	SJ
MODEL	1		RESIDENTIAL	LIST	7/20/2011	SJ
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/25/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

FY12 FR- COLONIAL TO NEW STYLE

G

YEAR BLT	2008	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,717,970
NET AREA	7,530	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	2,280		47.49	108,275	CONDITION ELEM	CD
\$NLA(RCN)	\$228	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	2,280	2008	215.47	491,280	EXTERIOR	
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	4,710	2008	195.95	922,926	INTERIOR	
STORIES	2.75	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	B	BIG	N	BUILT-IN GARAGE	720		50.37	36,263	KITCHEN	
ROOMS	12	1.00		FLOOR COVER	13	COMB	1.00	B	ATF	L	ATTIC FINISH	540	2008	139.22	75,179	BATHS	
BEDROOMS	4	1.00		INT FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	1,120		61.80	69,216	HEAT	
BATHROOMS	4	1.00		HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT	
# 1/2 BATHS	1	1.00		FUEL SOURCE	2	GAS	1.00										
TOT FIXTURES	15	\$14,832															
# UNITS	1	1.00															
																EFF.YR/AGE	2008 / 14
																COND	14 14 %
																FUNC	0
																ECON	0
																DEPR	14 % GD 86
																RCNLD	\$1,477,500