

Key: 699

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 638

LEGAL

LAND

DETACHED

BUILDING

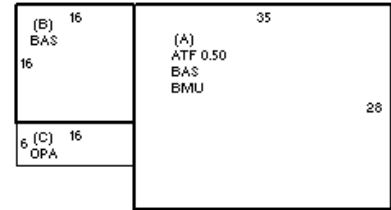
CURRENT OWNER				PARCEL ID				LOCATION			
BOGUSZ STEVEN T & ELIZABETH				37-4-5-0				11 FAIRVIEW AV			
11 FAIRVIEW AV				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
SCITUATE, MA 02066				BOGUSZ STEVEN T & ELIZABETH				11/02/2021	F	100	55953-314
				BOGUSZ STEVEN T & KAREN				09/02/2021	F	100	55591-100
				BOGUSZ STEVEN T				07/20/1992	F	100	11127-195

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	%
95-158	03/30/1995	2	ADDITIONS				100	100
		5	SPLIT/SUB/LA				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	31,750	SC 1.00	100	1.00	396,000	1.23	100	1.00	R03	0.90	354,300

TOTAL	31,750 SF	ZONING	FRNT	105	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E	IN M32. . . .		LAND	354,300	340,000
Infl1	FACTOR 100		BUILDING	179,700	167,000		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL						534,000	507,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/22/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.10	CAPE [100%]	REVIEW	3/8/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1949	SIZE ADJ	1.000
NET AREA	1,726	DETAIL ADJ	1.100
\$NLA(RCN)	\$237	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1.5	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,640	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	980		47.45	46,498
EXT COVER	1	WD SHINGLES	1.00	A	ATF	L	ATTIC FINISH	490	1949	147.42	72,237
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,236	1949	228.17	282,018
ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	96		51.50	4,944
FLOOR COVER	99	N/A	1.00								
INT FINISH	99	N/A	1.00								
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	408,337
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1956 / 66
COND	56 56 %
FUNC	0
ECON	0
DEPR	56 % GD 44
RCNLD	\$179,700