

Key: 7579

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.253

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BOUJOULIAN JOHN M & JUDITH TR PO BOX 484 HUMAROCK, MA 02047				72-8-1-0				28 OLIVER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
BOUJOULIAN JOHN M & JUDITH				08/24/2018	A	100 50210-60		100 50210-60			
BOUJOULIAN JOHN M				02/03/2011	F	-100 39625-264		-100 39625-264			
BOUJOULIAN JOHN M & JUDITH				02/10/2009	F	-100 36782-87		-100 36782-87			

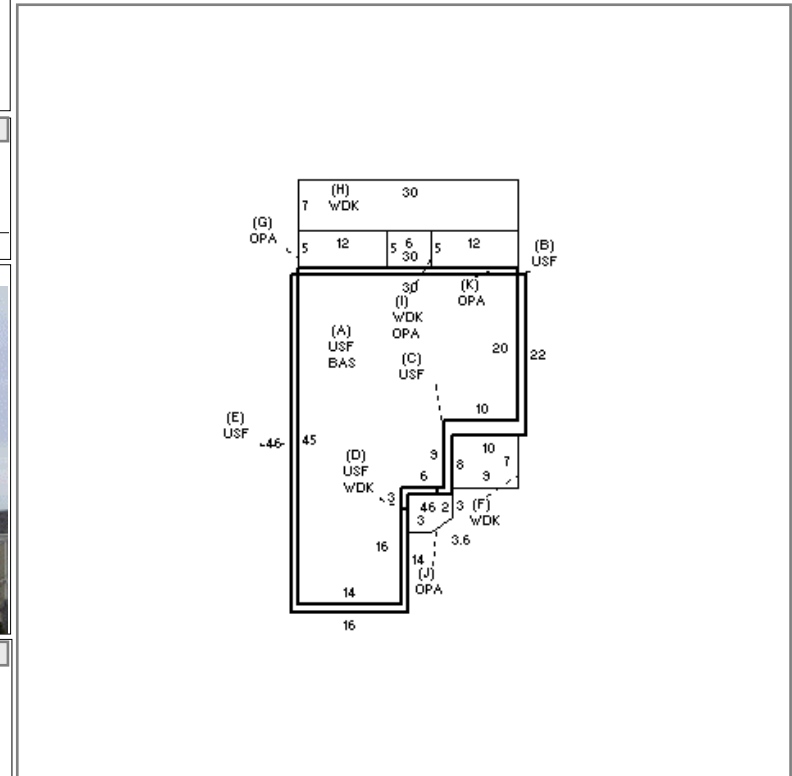
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
04-036	01/20/2004	3	ALTERATIONS	277,000	09/22/2004	SJ	100	100
		6	CYCL GROWTH				100	100
		7	OTHERS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	4,800 HUM	1.00	100	1.00	710,600	7.20	95	0.95	WF7	1.70	563,410	
TOTAL	4,792 SF		ZONING	FRNT 40			ASSESSED	CURRENT	PREVIOUS				
Ngh	HUMAROCK		NOTE INFL. 3 = FRONTAGE	LAND			563,400	482,100					
Inf1	FACTOR 100			BUILDING			377,100	351,700					
Inf2	PHY 100			DETACHED			1,200	1,100					
				OTHER			0	0					
				TOTAL			941,700	834,900					

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80		100	14.74	1,200



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	4/12/2010	SJ
MODEL	1		RESIDENTIAL	LIST	4/12/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/7/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1986	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	489,783		
NET AREA	2,170	DETAIL ADJ	1.019	FOUNDATION	1	PIER	0.98	A	BAS	L	BASE AREA	1,004	1986	222.58	223,472	CONDITION ELEM CD			
\$NLA(RCN)	\$226	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,166	1986	202.41	236,015	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	310		42.24	13,094	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	177		56.65	10,028	KITCHEN			
				FLOOR COVER	13	COMB	1.00									BATHS			
				INT FINISH	2	DRYWALL	1.00									HEAT			
				HEATING/COOLING	11	HW/COOL AIR	1.04									ELECT			
				FUEL SOURCE	99	N/A	1.00												
CAPACITY			UNITS	ADJ															
STORIES	2	1.00																	
ROOMS	7	1.00																	
BEDROOMS	4	1.00																	
BATHROOMS	2	1.00																	
# 1/2 BATHS	1	1.00																	
TOT FIXTURES	8	\$7,174																	
# UNITS	1	1.00																	
																EFF.YR/AGE	1995 / 27		
																COND	23 23 %		
																FUNC	0		
																ECON	0		
																DEPR	23	% GD	77
																RCNLD	\$377,100		