Key: 8700

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8,111

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TUFANKJIAN ALLAN H TR 10 JERICHO RD SCITUATE, MA 02066	50-1-42-F	207 FRONT ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TUFANKJIAN ALLAN H TR	12/31/2012	F	1	42479-220
TUFANKJIAN ELIZABETH E	01/25/1984	QS		5559-323
SPIKE J EDWARD & SOPHIA S	01/01/1975	QS	43,000	4000-95

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
3400	100	GEN OFFICE BLDG		1	1 of 1

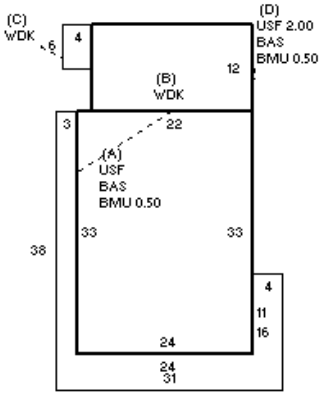
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-1570	12/16/2021	3	ALTERATIONS	20,900	07/25/2022	JD	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	2,500	C06 1.00	100 1.00	100 1.00	462,185	6.83	100 1.00	C06 1.15			181,170

TOTAL	2,483 SF	ZONING		FRNT	59
Ngh	6	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	181,200	173,400
BUILDING	367,300	350,900
DETACHED	1,500	1,400
OTHER	0	0
TOTAL	**550,000**	**525,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SW2	S 2.50	20 0.80	4X5		20	91.00	1,500

PHOTO 07/25/2022

BLDG COMMENTS

TUFANKJIAN, MCDONALD, & WELCH/LAWYERS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	20	0.76	OFFICE BUILDING [100%]
QUALITY	V	1.20	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/6/2021	PJK
LIST	4/29/2011	DF
REVIEW	7/25/2022	JD

YEAR BLT	1836	SIZE ADJ	1.000
NET AREA	2,376	DETAIL ADJ	0.742
$NLA(RCN)	$184	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
% HEATED	100	1.00
% AIR COND	100	1.03
% SPRINKLER	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUND. WALL	1.00
EXT. COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNF	528		33.60	17,741
+	BAS	L	BASE AREA	1,056	1836	173.00	182,692
+	USF	L	UP-STRY FIN	1,320	1836	173.00	228,365
+	WDK	N	WOOD DECK	322		26.40	8,501

TOTAL RCN 437,299

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
CDN/APP	V

EFF.YR/AGE 2006 / 16

COND	16	16 %	
FUNC	0		
ECON	0		
DEPR	16	% GD	84

RCNLD $367,300