

SAYIAN IRREVOCABLE TRUST
SAYIAN, GRANT & ADRIENNE - CO TRUSTEES
25 HANCOCK ROAD
HINGHAM MA 02043

B38463P24

Previous Owner
SAYIAN, STEPHEN E
SAYIAN, GWEENDOLYN W
25 HANCOCK RD
HINGHAM MA 02043
Sale Date: 7/23/2021

Property Data			Assessment Record				
Neighborhood	5 Little Sebago		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2011	19,500	1,725	0	21,225
REVIEW	0		2012	19,500	1,725	0	21,225
Building Permit	0		2013	31,500	89,384	0	120,884
Zone/Land Use	12 Limited Residential		2014	31,500	93,970	0	125,470
Secondary Zone	23 Lake District		2015	31,500	105,300	0	136,800
Topography	1 Level		2016	31,500	108,000	0	139,500
1. Hill	4. Below St	7.	2017	31,500	108,000	0	139,500
2. Rolling	5. Low	8.	2018	31,500	108,000	0	139,500
3. Above St	6. Swampy	9.	2019	61,100	142,100	0	203,200
Utilities	4. Filled Well/Point 6 Septic System		2020	61,100	142,100	0	203,200
1. Public	4. Dug Well/Po	7. Cesspool	2021	61,100	142,100	0	203,200
2. Water	5. Dug Well	8. Lake	2022	61,100	142,100	0	203,200
3. Holding Ta	6. Septic	9. None	2023	61,100	173,800	0	234,900
Street	3 Gravel		Calc.	206,200	227,700	0	433,900
1. Paved	4. Proposed	8.					
2. Semi Imp	5. R/O/W	9.					
3. Gravel	6.						
GIS Map	48						
Field Review	0						

Inspection Witnessed By:

X	Date	Description	Date Insp.

Notes:

Sale Data		
Sale Date	7/23/2021	
Price		
Sale Type	2 Land & Buildings	
1. Land	4. Mobile	7. COM
2. L & B	5. Other	8.
3. Building	6. Condo	9.
Financing	9 Unknown	
1. Convent	4. Seller	7.
2. FHA/VA	5. Private	8.
3. Assumed	6. Cash	9. Unknown
Validity	2 Related Parties	
1. Valid	4. Split	7. Multiple
2. Related	5. Partial	8. Other
3. Distress	6. Exempt	9. Estate
Verified	5 Public Record	
1. Buyer	4. Agent	7. Family
2. Seller	5. Pub Rec	8. Other
3. Lender	6. MLS	9.

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11. Water (0-200)				%		1. Unimproved
12. Water (201-400)				%		2. Excess Frtg
13. Water (401-800)				%		3. Topography
14. Water (801-160)				%		4. Size/Shape
15. Water (1601-32)				%		5. Access
				%		6. Restriction
				%		7. Open Space
				%		8. Environmental
				%		9. Condo
				%		30. Blueberry(1-20
				%		31. Blueberry(21 -
				%		32. Crop Land
				%		33. Pasture
				%		34. Shorefront B
				%		35. Shorefront C
				%		36. ANTENNA SITE
23		0.11		100 %	0	37. Softwood TG
17		1.00		100 %	0	38. Mixed Wood TG
				%		39. Hardwood TG
				%		40. Wasteland
				%		41. Woodland
				%		42. Mobile Home Si
				%		43. Camp Site
				%		44. Lot Improvemen
				%		45. BA SF - Oce
				%		46. SP Meadow Cond
Total Acreage		0.11				

