Key: 1933

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1,857

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HAYES CHRISTINA & BONDER ERIKA 47 VERNON RD SCITUATE, MA 02066	30-2-13-E	47 VERNON RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HAYES CHRISTINA & BONDER	07/09/2012	QS	570,000	41620-327
BOUDREAU ANDRE R & CHERYL	07/02/1993	QS	240,000	12011-283
RICH JOHN ROBERT & BARBAR	01/01/1968	XX		3386-642

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

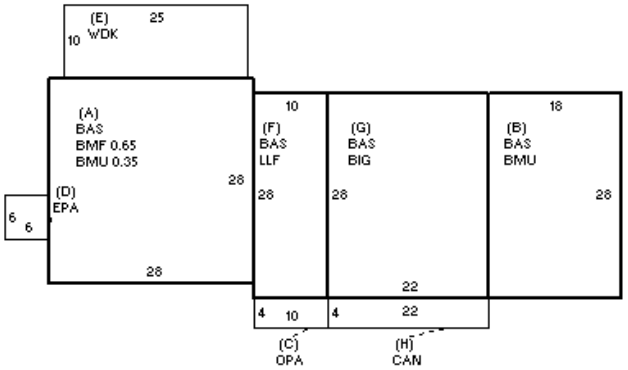
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
12-488	08/15/2012	3	ALTERATIONS	6,509	07/08/2013	SJ	100	100
		6	CYCL GROWTH		07/06/2011		100	100
98-492	09/29/1998	3	ALTERATIONS				100	100
94-195	05/23/1994	3	ALTERATIONS				100	100
93-420	07/15/1993	2	ADDITIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS	1.00	100	1.00	100	1.00	440,000	1.00	100	1.00	R04	1.00			404,040
300	A	0.048	WS	1.00	100	1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00			950

TOTAL	42,100 SF	ZONING		FRNT	439
Ngh	W. SCITUATE	NOTE	IN M35. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	405,000	368,200
BUILDING	527,600	469,700
DETACHED	11,200	10,200
OTHER	0	0
TOTAL	**943,800**	**848,100**



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV	1.00	SHED		200	1.10	200
S/V	A	1.00	SV	1.00	POOL HOUSE	1994	3,000	1.10	3,300
S/V	A	1.00	SV	1.00	VINYL STEEL	1973	7,000	1.10	7,700

PHOTO 09/15/2003

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	3	1.00	SPLIT LEVEL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/16/2009	PL
LIST		
REVIEW	3/24/2011	KT

BLDG COMMENTS

In Law Apt.

YEAR BLT	1966	SIZE ADJ	1.000
NET AREA	2,464	DETAIL ADJ	1.020
$NLA(RCN)	$271	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	8	1.00
BEDROOMS	5	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	12	$10,771
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	778		48.53	37,759
A	BMF	N	BSMT FINISH-SEP	510		68.13	34,747
+	BAS	L	BASE AREA	2,184	1966	218.31	476,780
C	OPA	N	OPEN PORCH	40		56.65	2,266
D	EPA	N	ENCLOSED PORCH	36		99.21	3,572
E	WDK	N	WOOD DECK	250		42.24	10,560
F	LLF	L	LOWER LEVEL FIN	280	1966	150.58	42,162
G	BIG	N	BUILT-IN GARAGE	616		47.16	29,048
H	CAN	N	CANOPY	88		18.70	1,646
	F12	O	FPL 1S 2OP	1		11,381.70	11,382
	KIT	O	XTRA KITCHEN	1		7,165.40	7,165

TOTAL RCN	667,856
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2000 / 22
COND	20 20 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	$527,600