Key: 4831

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4,583

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HYNES SEAN & PATRICIA 47 ELM ST SCITUATE, MA 02066	44-2-7-0	47 ELM ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HYNES SEAN & PATRICIA	11/20/2020	F	1	53858-236
HYNES SEAN & FINNIGAN PAT	11/30/2010	QS	385,000	39334-25
THAXTER LAURA C	07/26/2002	QS	393,000	22503-2

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

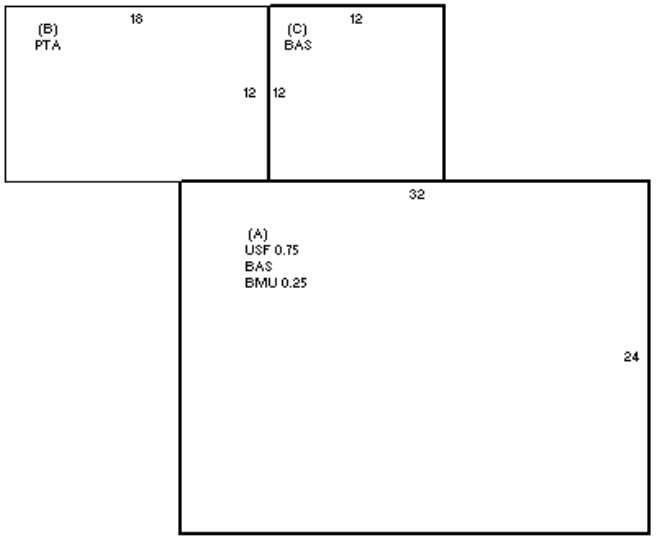
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
01-160	05/02/2001	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,897	SC 1.00	100 1.00	100 1.00	396,000	1.10	100 1.00	R03 0.90			359,000

TOTAL	35,893 SF	ZONING		FRNT	140
Ngh	SCITUATE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	359,000	344,500
BUILDING	258,300	233,200
DETACHED	7,500	7,100
OTHER	0	0
TOTAL	**624,800**	**584,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	- 0.90	60 0.40			432	43.24	7,500

PHOTO 09/30/2003

BLDG COMMENTS

FY12 FR-G TO AVE

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/19/2009	PL
LIST	6/19/2009	EST
REVIEW	3/30/2011	ER

YEAR BLT	1946	SIZE ADJ	1.000
NET AREA	1,488	DETAIL ADJ	1.122
$NLA(RCN)	$252	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$5,386
# 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	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	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
A	BMU	N	BSMT UNFINISHED	192		63.15	12,125
A	USF	L	UPPER STORY FIN	576	1946	218.74	125,996
B	PTA	N	PATIO	216		14.90	3,218
+	BAS	L	BASE AREA	912	1946	240.54	219,371
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	374,335
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1972 / 50		
COND	31	31 %	
FUNC	0		
ECON	0		
DEPR	31	% GD	69
RCNLD	$258,300		