

Key: 7856

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.518

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
SIMMONS SCOTT & CHERYL A & WEHRSTEDT MEGAN 5 WINTHROP AVE AYER, MA 01432		73-4-7-0		47 OCEAN DR	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
SIMMONS SCOTT & CHERYL A		11/14/2011	O	203,500	(116723)
BURNS GRACE M		01/01/1967	QS		(38566)
CURRAN RALPH AND ARLENE O		01/01/1966	QS	6,500	(C00036855)

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 %
22-0133	02/07/2022	2	ADDITIONS	19,000	06/15/2022	JD	100 100
12-115	03/13/2012	7	OTHERS	2,000	06/11/2012	SJ	100 100
11-693	11/08/2011	4	DEMO		06/11/2012	SJ	100 100
11-693	11/08/2011	1	NEW CONST	100,000	06/11/2012	SJ	100 100

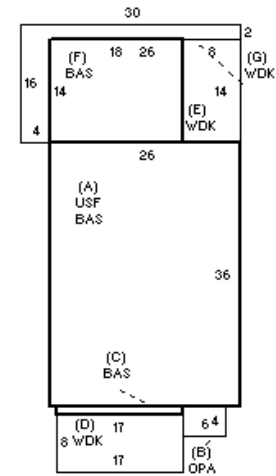
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	4,513	HUM 1.00	100	1.00	100	1.00	594,000	7.63	100	1.00	WV3 1.35	469,770

TOTAL	4,530 SF	ZONING	FRNT	48	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	469,800	427,100		
Inf1	FACTOR 100		BUILDING	397,400	374,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	867,200	801,900		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/15/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/15/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

INSTALLING

YEAR BLT	2012	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	436,688	
NET AREA	2,141	DETAIL ADJ	1.009	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	953	2012	200.79	191,349	CONDITION ELEM	CD	
\$NLA(RCN)	\$204	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	936	2012	182.59	170,908	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	24		51.50	1,236	INTERIOR	A	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	364		38.40	13,978	KITCHEN	A	
				FLOOR COVER	14	COMB	1.00	F	BAS	L	BASE AREA	252	2022	200.79	50,598	BATHS	A	
				INT FINISH	2	DRYWALL	1.00		GEN	O	GENERATOR	1		0.00		HEAT	A	
				HEATING/COOLING	9	WARM/COOL AIR	1.03		ODS	O	OUT DOOR SHOWER	1		1,354.00	1,354	ELECT	A	
				FUEL SOURCE	2	GAS	1.00											
CAPACITY		UNITS	ADJ															
STORIES		2	1.00															
ROOMS		6	1.00															
BEDROOMS		3	1.00															
BATHROOMS		3	1.00															
# 1/2 BATHS		0	1.00															
TOT FIXTURES		9	\$7,265															
# UNITS		1	1.00															
EFF.YR/AGE		2013 / 9																
COND		9	9 %															
FUNC		0																
ECON		0																
DEPR		9	% GD	91														
RCNLD				\$397,400														