

Key: 3930

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.748

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CARREIRA, EDWARD L. & CARREIRA AMY H. 25 BELLTOWER LN SCITUATE, MA 02066				38-12-4-E				25 BELLTOWER LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CARREIRA, EDWARD L. & CARREIRA EDWARD L				09/05/2018	F	1	50254-306				
				05/15/2014	QS	532,000	44321-200				
RICH JOHN R & JONES RACHA				02/16/2012	QS	480,000	40984-217				

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	%
18-602	09/06/2018	2	ADDITIONS	178,000	08/01/2019	JD	100	100
16-284	05/27/2016	3	ALTERATIONS	24,200	07/12/2016	SJ	100	100
07-195		3	ALTERATIONS	5,000	06/25/2007	SJ	100	100
98-574	11/10/1998	3	ALTERATIONS				100	100
94-175	05/16/1994	3	ALTERATIONS				100	100

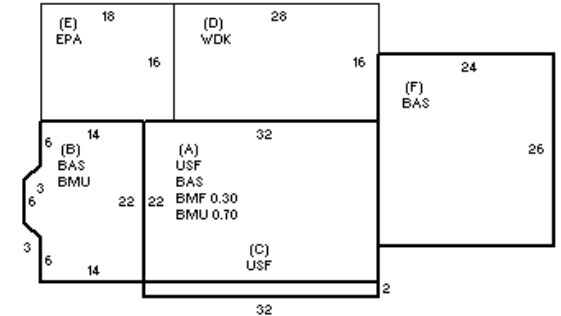
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC 1.00	100	1.00	396,000	1.00	100	1.00	R04	0.90	363,640
300	A	0.002	SC 1.00	100	1.00	17,820	1.00	100	1.00	R04	0.90	40

TOTAL	40,104 SF	ZONING	FRNT	48	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	363,700	349,000
Infl1	FACTOR 100		BUILDING	587,200	543,800		
Infl2	PHY 100		DETACHED	1,100	1,100		
			OTHER	0	0		
					TOTAL	952,000	893,900

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 30 0.70	8 X 14		112	14.21	1,100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/1/2019	JD
MODEL	1		RESIDENTIAL	LIST	8/1/2019	JD
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/5/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1969	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	652,406	
NET AREA	2,422	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	819		51.45	42,138	CONDITION ELEM	CD	
\$NLA(RCN)	\$269	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	211		72.22	15,239	EXTERIOR	G	
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	768	1969	202.86	155,794	INTERIOR	V	
				ROOF COVER	1	ASPH SHINGLES	1.00	D	WDK	N	WOOD DECK	448		42.24	18,923	KITCHEN	V	
				FLOOR COVER	34	COMB	1.00	E	EPA	N	ENCLOSED PORCH	288		99.22	28,576	BATHS	V	
				INT FINISH	1	PLASTER	1.00	+	BAS	L	BASE AREA	1,654	1969	223.07	368,955	HEAT	U	
				HEATING/COOLING	11	HW/COOL AIR	1.04		BMG	O	BSMT GARAGE	2		2,740.10	5,480	ELECT	U	
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063			
										GEN	O	GENERATOR	1		0.00			
														EFF.YR/AGE	2012 / 10			
														COND	10 10 %			
														FUNC	0			
														ECON	0			
														DEPR	10	% GD	90	
														RCNLD	\$587,200			