

Key: 3931

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.749

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DECOSTE THOMAS W & NANCY C 22 BELLTOWER LANE SCITUATE, MA 02066				38-12-4-D				22 BELLTOWER LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DECOSTE THOMAS W & NANCY				11/02/1999	G	260,000	18012-236				
DECOSTE NANCY C & JUDGE M				07/12/1999	XX		17654-214				
JUDGE WILLIAM JR & MARY				01/01/1975	XX		4026-782				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
99-623	06/01/2022 12/16/1999	7 2	OTHERS ADDITIONS		07/19/2023	JD	100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,097	SC 1.00	100	1.00	396,000	1.86	100	1.00	R04	0.90	340,100

TOTAL	20,097 SF	ZONING	FRNT	101	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E  INCLUDES LAND ON FIRST PARISH			LAND	340,100	326,400
Infl1	FACTOR 100		BUILDING	378,400	359,700		
Infl2	PHY 100		DETACHED	1,300	75,400		
			OTHER	235,500	0		
					TOTAL	955,300	761,500

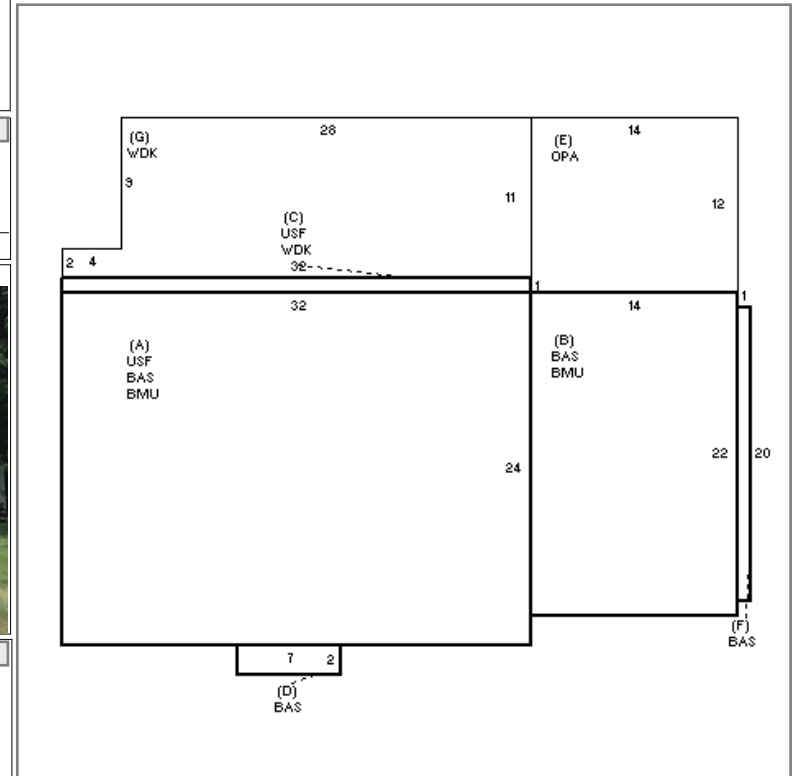
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 10X12		120	13.93	1,300

PHOTO 07/19/2023



BLDG COMMENTS
ACCESSORY DWELLING

BUILDING	CD	ADJ	DESC	MEASURE	7/19/2023	JD
MODEL	1		RESIDENTIAL	LIST	7/19/2023	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/5/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,910	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,076		50.80	54,663
\$NLA(RCN)	\$268	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	800	1970	207.34	165,876
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK		42.24	14,699
STORIES	2	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,110	1970	228.00	253,084
ROOMS	8	1.00		FLOOR COVER	14	COMB	1.00	E	OPA	N	OPEN PORCH	168		56.65	9,517
BEDROOMS	4	1.00		INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063
BATHROOMS	2	1.00		HEATING/COOLING	2	HOT WATER	1.02								
# 1/2 BATHS	1	1.00		FUEL SOURCE	2	GAS	1.00								
TOT FIXTURES	5	\$4,488													
# UNITS	1	1.00													

TOTAL RCN	511,390
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1984 / 38
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$378,400

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Town of SCITUATE - Fiscal Year 2024

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LEGAL

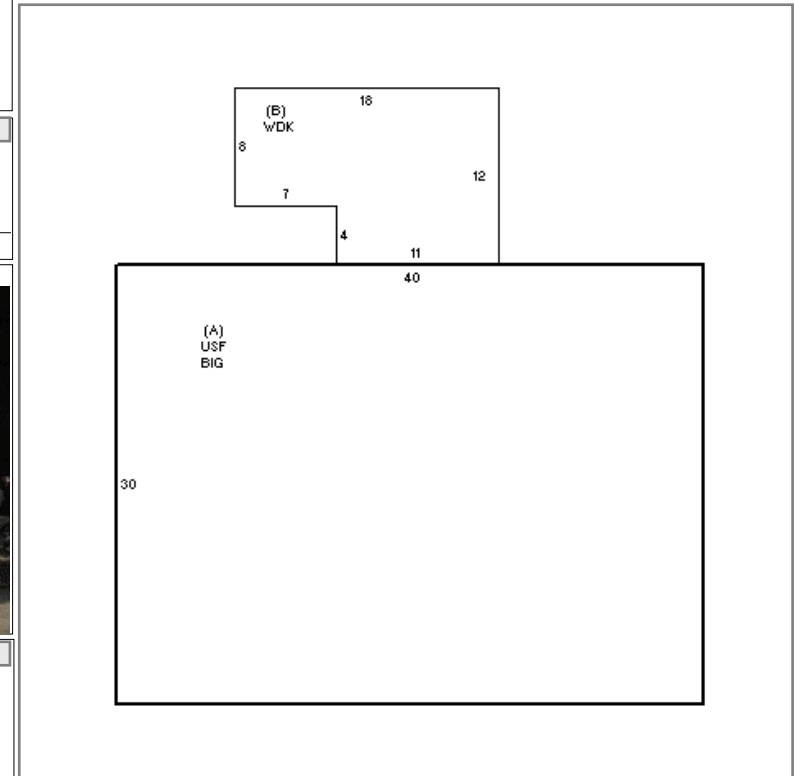
CURRENT OWNER		PARCEL ID		LOCATION	
DECOSTE THOMAS W & NANCY C		38-12-4-D		22 BELLTOWER LN	
22 BELLTOWER LANE		TRANSFER HISTORY		DOS	T
SCITUATE, MA 02066				SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	235,500	
Infl1			BUILDING		
Infl2			DETACHED		
			OTHER		
			TOTAL		



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								07/19/2023



BLDG COMMENTS
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/19/2023	JD
MODEL	1		RESIDENTIAL	LIST	7/19/2023	EST
STYLE	14	1.00	OTHER [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

INDING

YEAR BLT	2001	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	298,112				
NET AREA	1,200	DETAIL ADJ	0.988	FOUNDATION	2	SLAB	0.95	A	BIG	N	BUILT-IN GARAGE	1,200		37.21	44,651	CONDITION ELEM	CD				
\$NLA(RCN)	\$248	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	1,200	2001	203.23	243,871			EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	188		38.40	7,219	INTERIOR	A				
				ROOF COVER	1	ASPH SHINGLES	1.00									KITCHEN	A				
				FLOOR COVER	12	COMB	1.00									BATHS	A				
				INT FINISH	2	DRYWALL	1.00									HEAT	A				
				HEATING/COOLING	10	HOT/COLD WATER	1.04									ELECT	A				
				FUEL SOURCE	2	GAS	1.00														
																		EFF.YR/AGE	2001 / 21		
																		COND	19 19%		
																		FUNC	0		
																		ECON	0		
																		DEPR	21	% GD	79
																		RCNLD	\$235,500		