

Key: 3971

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.790

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION        |  |  |  |
|--|--|--|--|------------|----|------------|--------------|-----------------|--|--|--|
| KOZIEL RICHARD & PATRICIA TRS<br>21 BELLTOWER LN<br>SCITUATE, MA 02066 |  |  |  | 38-12-4-F  |    |            |              | 21 BELLTOWER LN |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                 |  |  |  |
| KOZIEL RICHARD & PATRICIA  |  |  |  | 11/29/2019 | F  | 1          | 52027-181    |                 |  |  |  |
| KOZIEL RICHARD J & PATRIC  |  |  |  | 04/15/1993 | QS | 217,000    | 11777-273    |                 |  |  |  |
| COLLINS PATRICIA M   |  |  |  | 06/06/1991 | XX |            | 10315-139    |                 |  |  |  |

| 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    | %   |
| 01-281 | 12/22/2003 | 3             | ALTERATIONS |        |       | PJB | 100    | 100 |
|        | 06/15/2001 | 2             | ADDITIONS   |        |       |     | 100    | 100 |

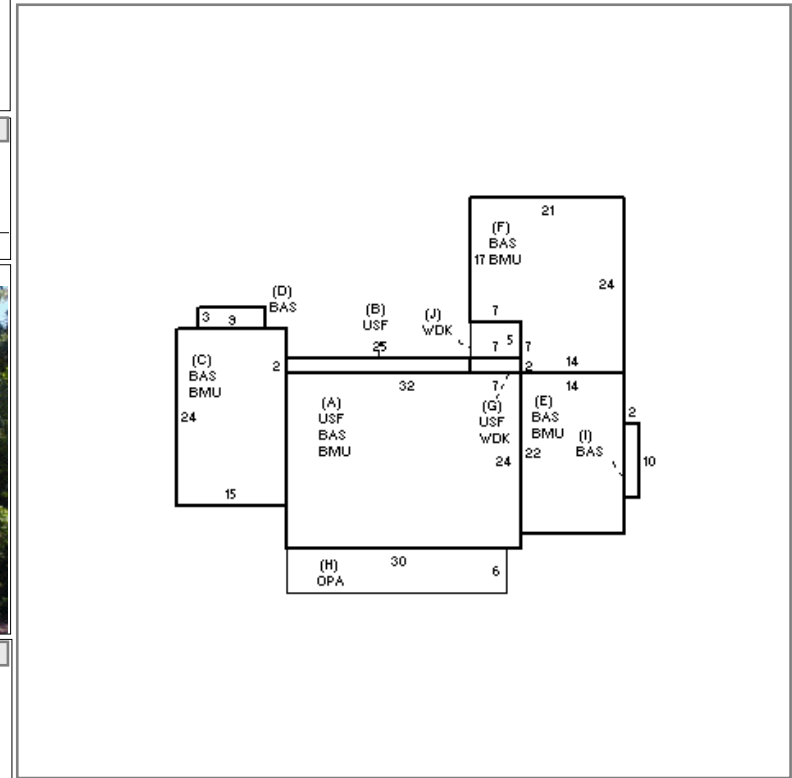
| CD  | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC   | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | S | 28,520   | SC  | 1.00 | 100  | 1.00     | 100 | 1.00 | R04 | 0.90 |            | 350,540   |

| TOTAL | 28,520 SF  | ZONING | NOTED | FRNT     | 57 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|-------|----------|----|----------|---------|----------|
| Ngh   | SCITUATE   |        |       | LAND     |    | 350,500  | 336,400 |          |
| Inf1  | FACTOR 100 |        |       | BUILDING |    | 522,700  | 490,700 |          |
| Inf2  | PHY 100    |        |       | DETACHED |    | 7,700    | 7,000   |          |
|       |            |        |       | OTHER    |    | 0        | 0       |          |
|       |            |        |       | TOTAL    |    | 880,900  | 834,100 |          |

| TY  | QUAL | COND | DIM/NOTE    | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|-------------|----|-------|-----------|-------|
| S/V | A    | 1.00 | SV 1.00 CTA |    | 7,000 | 1.10      | 7,700 |



BLDG COMMENTS



| BUILDING | CD | ADJ  | DESC                | MEASURE | 9/23/2010 | DR  |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 9/23/2010 | 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     | TOTAL RCN      | 696,948 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|
| NET AREA   | 2,770 | DETAIL ADJ | 1.020 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,891 |      | 44.87     | 84,857  | CONDITION ELEM | CD      |
| \$NLA(RCN) | \$252 | OVERALL    | 1.000 | EXT COVER       | 2  | CLAPBOARD      | 1.00 | + | USF | L | UPPER STORY FIN | 832   | 1970 | 195.08    | 162,311 | EXTERIOR       |         |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | + | BAS | L | BASE AREA       | 1,938 | 1970 | 214.52    | 415,743 | INTERIOR       |         |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | + | WDK | N | WOOD DECK       | 49    |      | 42.25     | 2,070   | KITCHEN        |         |
|            |       |            |       | FLOOR COVER     | 14 | COMB           | 1.00 | H | OPA | N | OPEN PORCH      | 180   |      | 56.65     | 10,197  | BATHS          |         |
|            |       |            |       | INT FINISH      | 2  | DRYWALL        | 1.00 |   | BMG | O | BSMT GARAGE     | 3     |      | 2,739.73  | 8,219   | HEAT           |         |
|            |       |            |       | HEATING/COOLING | 2  | HOT WATER      | 1.02 |   | F21 | O | FPL 2S 1OP      | 1     |      | 9,062.90  | 9,063   | ELECT          |         |
|            |       |            |       | FUEL SOURCE     | 99 | N/A            | 1.00 |   |     |   |                 |       |      |           |         |                |         |

| CAPACITY     | UNITS | ADJ     |
|--------------|-------|---------|
| STORIES      | 2     | 1.00    |
| ROOMS        | 8     | 1.00    |
| BEDROOMS     | 4     | 1.00    |
| BATHROOMS    | 1     | 1.00    |
| # 1/2 BATHS  | 1     | 1.00    |
| TOT FIXTURES | 5     | \$4,488 |
| # UNITS      | 1     | 1.00    |

| EFF.YR/AGE | 1990 / 32  |
|------------|------------|
| COND       | 25 25%     |
| FUNC       | 0          |
| ECON       | 0          |
| DEPR       | 25 % GD 75 |
| RCNLD      | \$522,700  |