Key: 4846

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4,597

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GRADER JOHN H & JUDITH G S/O HALLSTROM BRIAN JOHN & 50 DAEDALUS CIR SCITUATE, MA 02066	44-3-16-0	50 DAEDALUS CIR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HALLSTROM BRIAN JOHN &	01/20/2023	QS	725,000	57618-1
GRADER JOHN H & JUDITH G	02/25/2015	F	10	45259-42
GRADER JOHN H & JUDITH G	01/01/1969	QS		3473-768

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	%
05-485	08/09/2005	3	ALTERATIONS	3,000	08/01/2006	SJ	100	100
03-669	10/27/2003	3	ALTERATIONS	3,000	08/10/2004	SJ	100	100
99-317	06/16/1999	2	ADDITIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,118	SC 1.00	100 1.00	100 1.00	396,000	1.64	100 1.00	R03 0.90			343,970

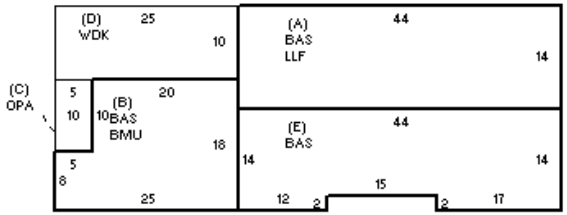
TOTAL	23,118 SF	ZONING		FRNT	308
Ngh	SCITUATE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	344,000	330,100
BUILDING	333,700	315,000
DETACHED	1,300	1,200
OTHER	0	0
TOTAL	**679,000**	**646,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	40 0.60	12 X 14	2004	168	12.75	1,300

PHOTO 09/30/2003



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	3	1.00	SPLIT LEVEL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/14/2015	SJ
LIST	4/14/2015	EST
REVIEW	8/16/2023	JD

BLDG COMMENTS

MLS

YEAR BLT	1959	SIZE ADJ	1.000
NET AREA	2,218	DETAIL ADJ	1.020
$NLA(RCN)	$228	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	7	$6,283
# 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	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLF	L	LOWER LEVEL FIN	616	1959	153.19	94,364
B	BMU	N	BSMT UNFINISHED	400		69.47	27,786
C	OPA	N	OPEN PORCH	50		56.65	2,833
D	WDK	N	WOOD DECK	250		42.24	10,560
+	BAS	L	BASE AREA	1,602	1959	222.09	355,788
	F11	O	FPL 1S 1OP	1		8,009.10	8,009

TOTAL RCN	505,623

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1970 / 52	
COND	34	34 %
FUNC	0	
ECON	0	
DEPR	34	% GD 66
RCNLD		$333,700