Key: 4209

Town of CARVER - Fiscal Year 2024

12/3/2023 6:06 pm SEQ #: 4,162

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COLLINS BARRY W & MARY B TR BRADY 12 NOMINEE REALTY TRUST 11 MEETING HOUSE RD CARVER, MA 02330	13-2-6-R	11 MEETING HOUSE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COLLINS BARRY W & MARY B	08/20/2018	F	1	()
COLLINS BARRY	06/22/2000	A	1	18630-098
COLLINS W. BARRY	10/12/1999	A	100	17944-329

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	%
2022-524	12/15/2022	99	N/A	8,446	06/06/2023	NC	100	100
		50	PERMIT VISIT		07/17/2001	DS	100	100
		50	PERMIT VISIT		03/26/2001	RB	100	100
		85	MAILER SENT		10/19/2000	OFF	100	100
		50	PERMIT VISIT		08/07/2000	MC	100	100

LAND

CD	T	AC/SF/UN	Ngh	INFL1	INFL2	ADJ BASE	SAF	INFL3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	NCR 1.00	1 1.00	1 1.00	110,300	1.00	1 1.00	NCR 1.00			151,900
300	A	0.280	EXS 1.00	1 1.00	1 1.00	9,100	1.00	1 1.00	EXS 1.00			2,550

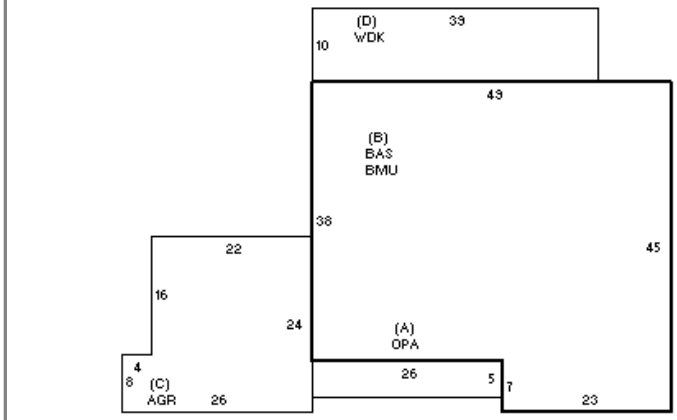
TOTAL	1.657 Acres	ZONING	RA	FRNT	0
Ngh	NORTH CARVER	NOTE	THERE IS NO FRONTAGE ON MEETING HOUSE RD - THEY HAVE A RIGHT OF WAY TO THE HOUSE.		
INFL1	NO ADJUST.				
INFL2	NO ADJUST.				

ASSESSED	CURRENT	PREVIOUS
LAND	154,500	154,500
BUILDING	467,100	423,600
DETACHED	0	0
OTHER	0	0
TOTAL	**621,600**	**578,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/06/2023



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	C+	1.05	AVG. (+) [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/9/2012	HW
LIST	4/4/2002	EB
REVIEW	6/14/2023	EMZ

BLDG COMMENTS

ENTRY DENIED 10-9-2012-HW

YEAR BLT	2000	SIZE ADJ	0.933
NET AREA	2,023	DETAIL ADJ	1.040
$NLA(RCN)	$262	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
TOT FIXTURES	6	$15,600
HALFBATHS	0	1.00
UNITS	1	1.00
# KITCHENS	1	$10,400

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL & FL	1.00
EXT. COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	1	HARDWOOD	1.01
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HOT WAT.-CL AIR	1.03
FUEL SOURCE	1	OIL	1.00
KITHCHEN RATING	6	GOOD	$2,000
BATH RATING	6	GOOD	$3,000
PARTITION	1	TYPICAL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	130		44.94	5,842
B	BMU	N	BSMT TOTAL AREA	2,023		41.26	83,475
B	BAS	L	BAS 1ST FL AREA	2,023	2000	178.09	360,281
C	AGR	N	ATTACHED GARAGE	560		53.44	29,929
D	WDK	N	ATT WOOD DECK	390		40.00	15,599
	HTH	O	HEARTH	1		1,759.00	1,759
	MST	O	MASONRY STACK	1		2,888.00	2,888

TOTAL RCN	530,773

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

EFF.YR/AGE	2010 / 12		
COND	12	12 %	
FUNC	0		
ECON	0		
DEPR	12	% GD	88
RCNLD			$467,100