

Key: 4306

Town of CARVER - Fiscal Year 2025

11/13/2024 6:49 pm SEQ #: 4.236

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|---|------------|--------------|---------------|--|--|--|
| STRUMSKI NICOLE L 118 MEADOW ST PO BOX 364 CARVER, MA 02330 | | | | 87-1-G-R | | | | 118 MEADOW ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| STRUMSKI NICOLE L | | | | 03/24/2022 | F | 100 | 56600-17 | | | | |
| STRUMSKI DEBRA L | | | | 06/20/2008 | F | 1 | 36095-216 | | | | |
| PICKETT PAMELA G | | | | 10/24/2006 | F | 50 | 33558-073 | | | | |

| 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 | % |
| 2021-432 | 10/01/2021 | 77 | SOLAR | 11,967 | 09/19/2022 | NC | 100 | 100 |
| 2021-389 | 08/31/2021 | 9 | ROOF | 6,242 | 09/19/2022 | NC | 100 | 100 |
| | | 43 | MEAS & LIST | | 07/15/2003 | EB | 100 | 100 |
| 2002-285 | 07/01/2002 | 2 | NEW DWELLING | 182,000 | 07/15/2003 | EB | 100 | 100 |
| 2002-175 | 05/02/2002 | 2 | NEW DWELLING | 182,000 | 07/15/2003 | EB | 100 | 100 |

LAND

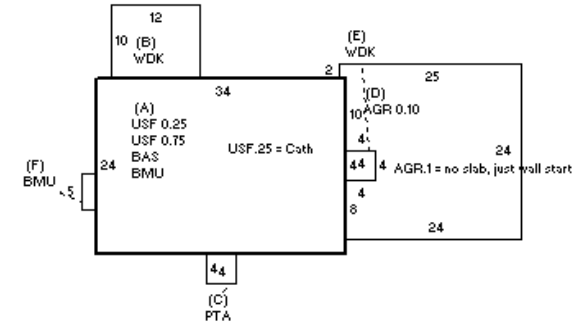
| CD | T | AC/SF/UN | Ngh | INFL1 | INFL2 | ADJ BASE | SAF | INFL3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|----------|-------|-------|----------|------|---------|------|----|------------|-----------|
| 100 | S | 60,000 | MDW 1.00 | 1 | 1.00 | 1 | 1.00 | 112,500 | 1.00 | 1 | 1.00 | 154,930 |
| 300 | A | 0.038 | EXS 1.00 | 1 | 1.00 | 1 | 1.00 | 9,300 | 1.00 | 1 | 1.00 | 350 |

| TOTAL | 1.416 Acres | | ZONING | RA | FRNT | 150 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--|--------|---------------------------------|---------|---------|----------|---------|----------|
| Ngh | MEADOW AREA | | NOTE | PLAN 02-541 RECONCILE LOT LINES | | | LAND | 155,300 | 159,800 |
| INFL1 | NO ADJUST. | | | LAND | 401,200 | 365,500 | | | |
| INFL2 | NO ADJUST. | | | DETACHED | 0 | 0 | | | |
| | | | | OTHER | 0 | 0 | | | |
| | | | | TOTAL | 556,500 | 525,300 | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |

PHOTO 09/19/2022



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 9/17/2009 | MM |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 9/17/2009 | MM |
| STYLE | 5 | 1.05 | COLONIAL [100%] | REVIEW | 10/14/2022 | EMZ |
| QUALITY | C+ | 1.05 | AVG. (+) [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| BLDG COMMENTS |
|---------------|
| |

G

| YEAR BLT | 2002 | SIZE ADJ | 1.028 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 466,510 |
|------------|-------|------------|-------|-----------------|----|-----------------|---------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|
| NET AREA | 1,632 | DETAIL ADJ | 1.092 | FOUNDATION | 4 | BSMT WALL & FL | 1.00 | + | BMU | N | BSMT TOTAL AREA | 826 | | 53.53 | 44,217 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$286 | OVERALL | 1.000 | EXT. COVER | 4 | VINYL | 1.00 | A | BAS | L | BAS 1ST FL AREA | 816 | 2002 | 230.87 | 188,391 | EXTERIOR | A |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UP-STRY FIN | 612 | 2002 | 207.76 | 127,149 | INTERIOR | A |
| | | | | ROOF COVER | 1 | ASPHALT SHINGLE | 1.00 | A | USF | L | UP-STRY FIN | 204 | 2002 | 207.76 | 42,383 | KITCHEN | G |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.01 | + | WDK | N | ATT WOOD DECK | 136 | | 70.38 | 9,572 | BATHS | A |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | C | PTA | N | PATIO | 16 | | 18.25 | 292 | HEAT | A |
| | | | | HEATING/COOLING | 11 | HOT WAT.-CL AIR | 1.03 | D | AGR | N | ATTACHED GARAGE | 56 | | 59.86 | 3,352 | ELECT | A |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | FPL | O | FPL, FIREPLACE | 1 | | 10,805.00 | 10,805 | | |
| | | | | KITHCHEN RATING | 6 | GOOD | \$2,000 | | SLR | O | SOLAR PANELS | 32 | | 0.00 | | | |
| | | | | BATH RATING | 1 | AVERAGE | 0.00 | | VCS | O | VACUUM CLNR SYS | 1 | | 5,589.00 | 5,589 | | |
| | | | | PARTITION | 1 | TYPICAL | 1.00 | | | | | | | | | | |

| EFF. YR/AGE | 2009 / 14 | |
|-------------|-----------|---------|
| COND | 14 | 14 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 14 | % GD 86 |
| RCNLD | \$401,200 | |