OWNERSHIP
Owner 1: MCCARTHY STEPHEN J
Owner 2: MCCARTHY PHEBE DARE ANDERSON
Owner 3: 
Street 1: 43 ROUND HILL RD
Street 2: 
PREVIOUS OWNER
Owner 1: 
Owner 2: 
Street 1: 
Street 2: 
PREVIOUS ASSESSMENT
PREVIOUS ASSESSMENT
Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date
2019 101 | FV | 593,800 | 0 | 1.815 | 644,100 | 1,237,900 | 1,237,900 | Create Final value 2019 | 6/4/2019
2018 101 | FV | 593,800 | 0 | 1.815 | 644,100 | 1,237,900 | 1,237,900 | Year End Roll | 9/28/2017
2017 101 | FV | 526,400 | 0 | 1.815 | 637,700 | 1,164,100 | 1,164,100 | Year End Roll | 9/29/2016
2016 101 | FV | 504,100 | 0 | 1.815 | 619,400 | 1,123,500 | 1,123,500 | Year End Roll | 1/14/2016
2015 101 | FV | 499,300 | 0 | 1.815 | 573,200 | 1,072,500 | 1,072,500 | Year End Roll | 10/2/2014
2014 101 | FV | 467,100 | 0 | 1.815 | 534,100 | 1,001,200 | 1,001,200 | Year End Roll | 1/23/2014
2013 101 | FV | 457,500 | 0 | 1.84 | 520,100 | 977,600 | 977,600 | Year End Roll | 10/25/2012
2012 101 | FV | 467,100 | 0 | 1.84 | 540,100 | 1,007,200 | 1,007,200 | Year End Roll | 1/26/2012

SALES INFORMATION
Owner 1: MCCARTHY STEPHEN J
Owner 2: MCCARTHY PHEBE DARE ANDERSON
Owner 3: 
StProv: LINCOLN

NARRATIVE DESCRIPTION
This Parcel contains 1.815 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1962. Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 3/4 Baths, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

PROPERTY FACTORS

BUILDING PERMITS

SAFETY INFORMATION

LAND SECTIONS (First 7 lines only)

TOTAL ASSESSED: 1,273,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2020
### General Information
- **Grade:** A - Very Good
- **Year Blt:** 1962
- **Eff Yr Blt:** 
- **Alt LUC:** 
- **Alt %:** 
- **Jurisdiction:** 
- **Const Mod:** 
- **Lump Sum Adj:** 

### Interior Information
- **Avg Hit/FL:** STD
- **Prim Int Wal:** 1 - DRYWALL
- **Sec Int Wall:** 
- **Partition:** T - TYPICAL
- **Prim Floors:** 3 - HARDWOOD
- **Sec Floors:** 5 - LINO/VINYL

### Exterior Information
- **Roof Struct:** 1 - GABLE
- **Roof Cover:** 1 - ASPHALT
- **View / Desir:** 
- **Color:** 

### Bath Features
- **Full Bath:** 2 - Rating: AVERAGE
- **A Bath:** Rating: 
- **A 3QBth:** Rating: 
- **1/2 Bath:** 1 - Rating: AVERAGE
- **A HBth:** Rating: 
- **OthrFix:** 2 - Rating: AVERAGE

### Other Features
- **Kits:** 1 - Rating: AVERAGE
- **A Kits:** Rating: 
- **Frgt:** 3 - Rating: AVERAGE
- **WSFlue:** Rating: 

### Remodeling
- **Exterior:** No Unit
- **Interior:** RMS
- **BRs:** 5
- **FL:** 1

### Grid Breakdown
- **1ST FLOOR:** 612001
- **BASEMENT:** 251188
- **2ND FLOOR:** 863189
- **GARAGE:** 1.000000

### Comparables Sales
- **rate:** 94.00
- **Basic $ / SQ:** 94.00
- **Size Adj:** 0.94386107
- **Const Adj:** 1.01699966

### Depreciation
- **Basic $ / SQ:** 146,445
- **Rate - AV:** 22.560
- **Undep Value:** 35,912
- **1ST FLOOR:** 1,623
- **2ND FLOOR:** 1,472
- **GARAGE:** 566
- **SCRN PORCH:** 252
- **OPEN PORCH:** 9

### Other Features
- **Kitchen:** 
- **Baths:** 
- **Plumbing:** 
- **Electric:** 
- **Heating:** 
- **Heating:** 

### Remodeling
- **General:** 
- **Additions:** 
- **Interior:** 
- **Exterior:**

### Sub Area Detail
- **Code:** FFL
- **Description:** 1ST FLOOR
- **Area - SQ:** 1,623
- **Rate - AV:** 90.230
- **Undep Value:** 146,445

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### Assisted by AssessPro, Patriot Properties, Inc