

Property Location: 19 RAVEN LN  
 Vision ID: 7272 Account #:

MAP ID: 132/ 23/ 1/B /  
 Bldg #: 1

Bldg Name:  
 Sec #: 1 of 1 Card #: 1 of 1

State Use: 1020  
 Print Date: 12/20/2019

CURRENT OWNER		TOPO.	UTILITIES	STRT. / ROAD	LOCATION	CURRENT ASSESSMENT										
CEFALO FRANCES K KNEELAND						Description	Code	Appraised Value	Assessed Value	108						
19 RAVEN LN UNIT 1B						RESIDNTL	1020	643,300	643,300		GLOUCESTER, MA					
GLOUCESTER MA 01930 USA						SUPPLEMENTAL DATA				VISION						
Alt Prcl I 0132 0023 01B SUB-DIV PP ACCT WARD PREC. GIS ID M_269200_928073 ASSOC. PID#						Total: 643,300 643,300										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CEFALO FRANCES K KNEELAND		13716 0169	08-20-1996	U	I	1	1F	Year	Code	Assessed Val.	Year	Code	Assessed Val.			
CEFALO F K KNEELAND CEFALO J NICOSIA M SCHORK K TR		7755 0545 0	05-15-1985	Q	I	215,000 0	UN	2019	1020	627,200	2018	1020	543,800			
								2017	1020	504,000	Total: 543,800 504,000					
								Total: 627,200		Total: 543,800		Total: 504,000				
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor								
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.								
			0.00													
ASSESSING NEIGHBORHOOD																
Nbhd	Nbhd Name	Street Index Name	Tracing	Batch												
0001																
NOTES																
19 RAVEN LANE UNIT B-1 MD 2034 SF GLA & 254 SF GARAGE AREAS CALCULATED FROM PLANS 3.161% INT																
Appraised Bldg. Value (Card)								636,900								
Appraised Xf (B) Value (Bldg)								6,400								
Appraised Ob (B) Value (Bldg)								0								
Appraised Land Value (Bldg)								0								
Special Land Value								0								
Total Appraised Parcel Value								643,300								
Valuation Method								C								
Total Appraised Parcel Value								643,300								
BUILDING PERMIT RECORD																
VISIT / CHANGE HISTORY																
Permit ID	Issue Date	Type	Description	Amount	Insp. Date.	Date Comp.	Comments	Date	Type	IS	ID	Ca	Purpose/Result			
								06-11-2012	01	1	TG	IN	INTERIOR INSPECTION			
								03-29-2004			AS	VI	VISIT INSPECTION			
								01-01-1991			AS	SR	ASSESSOR			
LAND LINE VALUATION SECTION																
B#	Use Code	Use Description	Zone	Land Units	Unit Price	I. Factor	S.I.	Acre Disc.	C. Factor	Nbhd.	Nbhd. Adj.	Notes	Special Pricing	Adj. Unit Price	Land Value	
1	1020	CONDO MDL-05	R-10	0 SF	153.21	2.1500	9	1.0000	1.00	2	1.000		Spec. Use	329.4	0	
													Spec. Calc.			
													100%			
Total Card Land Units:				0.0000	AC	Parcel Total Land Area				0.0000	AC	Total Land Value:				0

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Code	Description	Element	Code	Description	
Style:	55	Condominium				
Model	05	Res Condo				
Grade	06	Excellent				
Stories:	3					
Occupancy	1					
Interior Wall 1:	05	Drywall/Sheet				
Interior Wall 2:						
Interior Floor 1	14	Carpet				
Interior Floor 2						
Heat Fuel:	04	Electric				
Heat Type:	04	Forced Air-Duc				
AC Type:	02	Heat Pump				
Ttl Bedrms:	02	2 Bedrooms				
Ttl Bathrms:	2	2 Full				
Ttl Half Bths:	1					
Xtra Fixtres						
Total Rooms:						
Bath Style:						
Kitchen Style:						
<b>CONDO DATA</b>						
Cmplx Acct#	103885	ID	530	%Own	0.000	
Cmplx Name	1 RAVEN LN		B#	1	S#	1
Adjust Type	Code	Description	Factor%			
Condo Flr	2	NWF	147			
Condo Unit			100			
<b>COST/MARKET VALUATION</b>						
Adj. Base Rate					341.49	
Undepreciated Value					729,415	
Net Other Adjustments					19,809	
Replace Cost					749,237	
Year Built					1984	
Effective Year Built					2003	
Depreciation Code					A	
Remodel Rating						
Year Remodeled						
Depreciation %					15	
Functional Obslnc					0	
External Obslnc					0	
Cost Trend Factor					1	
Condition						
Condition % - % Complete						
Overall % Cond					85	
RCNLD					636,900	
Dep % Ovr						
Dep Ovr Comment						
Misc Imp Ovr						
Misc Imp Ovr Comment						
Cost to Cure Ovr						
Cost to Cure Ovr Comment						

FUS  
(589 sf)

FUS  
(793 sf)

BAS  
(652 sf)

FGR  
(254 sf)

**OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)**

Code	Description	I/B	Units	Unit Price	Yr. Blt.	Cond. Cd	Grade	Dep. Rate	% Gd.	Appr. Value
FPL3	2 STORY CHI	B	1	7500.00	2003			1.00	85	6,400

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	652	652	652	341.49	222,649
FGR	Garage, Finished	0	254	102	137.13	34,832
FUS	Upper Story, Finished	1,382	1,382	1,382	341.49	471,934
<b>Ttl Gross Liv/Lease Area:</b>		<b>2,034</b>	<b>2,288</b>	<b>2,136</b>		<b>729,415</b>

