

Property Location: 28 RAVEN LN
 Vision ID: 7274 Account #:

MAP ID: 132/ 23/ 1/D /
 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													
PERKINS VALERIE & ERVIN STEPHEN GREEN REALTY TRUST 8 WHEELER RD LEXINGTON MA 02420 USA						Description	Code	Appraised Value	Assessed Value	108 GLOUCESTER, MA VISION									
						RESIDNTL	1020	993,100	993,100										
						Total:		993,100	993,100										
RECORD OF OWNERSHIP						BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
PERKINS VALERIE & ERVIN STEPHEN TR NICOSIA M SCHORK K TR						10769 0431	04-25-1991	U	I	1	1A	Year	Code	Assessed Val.	Year	Code	Assessed Val.		
						6950 0628	06-01-1982	U	I	1	1H	2019	1020	1,042,000	2018	1020	891,600	2017	1020
Total:												Total:		891600		Total:		835200	
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor							
Year	Type	Description				Amount	Code	Description	Number	Amount	Comm. Int.								
Total:						0.00													
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name		Street Index Name			Tracing			Batch			Appraised Bldg. Value (Card)						987,500	
0001												Appraised Xf (B) Value (Bldg)						5,600	
NOTES												Appraised Ob (B) Value (Bldg)						0	
MD 2404 SF GLA & 256 SF GARAGE AREAS CALCULATED FROM PLANS 3.676% INT												Appraised Land Value (Bldg)						0	
												Special Land Value						0	
												Total Appraised Parcel Value						993,100	
												Valuation Method						C	
												Total Appraised Parcel Value						993,100	
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		
												02-04-2019	01	1	GJ	IN	INTERIOR INSPECTION		
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	Spec. Calc.	329.4	0			
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:	03	3 Bedrooms			
Ttl Bathrms:	3	3 Full			
Ttl Half Bths:	1				
Xtra Fixtres					
Total Rooms:					
Bath Style:					
Kitchen Style:					
CONDO DATA					
Cmplx Acct#	103885	ID	530	%Own	0.000
Cmplx Name	1 RAVEN LN		B#	1	S# 1
Adjust Type	Code	Description	Factor%		
Condo Flr	1	WF	226		
Condo Unit			100		
COST/MARKET VALUATION					
Adj. Base Rate					515.60
Undepreciated Value					1,292,098
Net Other Adjustments					24,554
Replace Cost					1,316,673
Year Built					1983
Effective Year Built					1998
Depreciation Code					P
Remodel Rating					
Year Remodeled					
Depreciation %					20
Functional Obslnc					0
External Obslnc					0
Cost Trend Factor					1
Condition					AP
Condition % - % Complete					5
Overall % Cond					75
RCNLD					987,500
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

FUS (440 sf)
FUS (1,083 sf)
BAS (881 sf)
FGR (256 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	75	5,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	881	881	881	515.60	454,245
FGR	Garage, Finished	0	256	102	205.44	52,591
FUS	Upper Story, Finished	1,523	1,523	1,523	515.60	785,262
Ttl Gross Liv/Lease Area:		2,404	2,660	2,506		1,292,098

