

Property Location: 34 RAVEN LN
 Vision ID: 7277 Account #:

MAP ID: 132/ 23/ 2/C /
 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			
YEBBA DIANE C TR						Description	Code	Appraised Value	Assessed Value
34 RAVEN LN UNIT 2C						RESIDNTL	1020	1,201,200	1,201,200
GLOUCESTER MA 01930		SUPPLEMENTAL DATA				Total: 1,201,200 1,201,200			
		Alt PrcI 0132 0023 02C SUB-DIV PP ACCT WARD PREC. GIS ID M_269200_928073 ASSOC. PID#							

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 GLOUCESTER, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
YEBBA DIANE C TR	37159 0549	11-16-2018	U	I	100	1F	Year	Code	Assessed Val.	Year	Code	Assessed Val.	Year	Code	Assessed Val.
YEBBA DIANE C	36809 0054	06-22-2018	Q	I	1,345,000	00	2019	1020	1,087,600	2018	1020	930,600	2017	1020	832,600
MASON WILLIAM P & KATIA E	32582 0535	06-21-2013	Q	I	800,000	00									
NICASTRO JOHN JR & KATHERINE	28041 0366	09-16-2008	Q	I	795,000	00									
PETERSON SUSAN J TR	20816 0336	05-14-2003	U	I	100	1F									
Total:							1087600	Total:		930600	Total:		832600		

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)	1,194,400
0001					Appraised Xf (B) Value (Bldg)	6,800
					Appraised Ob (B) Value (Bldg)	0
					Appraised Land Value (Bldg)	0
					Special Land Value	0
					Total Appraised Parcel Value	1,201,200
					Valuation Method	C
Total Appraised Parcel Value					1,201,200	

BUILDING PERMIT RECORD							VISIT / CHANGE HISTORY						
Permit ID	Issue Date	Type	Description	Amount	Insp. Date.	Date Comp.	Comments	Date	Type	IS	ID	CD	Purpose/Result
2015-1289	11-04-2015	RS	Residential	14,000			FULL BATH	12-21-2016	02		TG	EX	EXTERIOR INSPECTION
2015-0776	07-24-2015	RE	Remodel	32,000			RENO 2ND FL BATHS, REPLACE FIRE	05-23-2016	02		NP	EX	EXTERIOR INSPECTION
2013-0617	07-24-2013	RS	Residential	30,000			KITCHEN RENOVATION, NEW CABIN	12-15-2015	01	1	TG	IN	INTERIOR INSPECTION
								04-09-2014	01	1	TG	IN	INTERIOR INSPECTION
								04-01-2014	02	3	TG	EX	EXTERIOR INSPECTION
								03-25-2009	02	3	AS	EX	EXTERIOR INSPECTION
								03-29-2004			AS	VI	VISIT 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
													Spec. Use	Spec. Calc.		
1	1020	CONDO MDL-05	R-10	0 SF	153.21	2.1500	9	1.0000	1.00	2	1.000		100%		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:	12	Hardwood			
Interior Floor 2:	14	Carpet			
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					515.80
Undepreciated Value					1,287,946
Net Other Adjustments					24,545
Replace Cost					1,312,497
Year Built					1983
Effective Year Built					2009
Depreciation Code					E
Remodel Rating					
Year Remodeled					
Depreciation %					9
Functional Obslnc					0
External Obslnc					0
Cost Trend Factor					1
Condition					
Condition % - % Complete					
Overall % Cond					91
RCNLD					1,194,400
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

FUS (507 sf)
FUS (977 sf)
BAS (914 sf)
FGR (248 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	2007			1.00	91	6,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	914	914	914	515.80	471,439
FGR	Garage, Finished	0	248	99	205.90	51,064
FUS	Upper Story, Finished	1,484	1,484	1,484	515.80	765,443
Ttl Gross Liv/Lease Area:		2,398	2,646	2,497		1,287,946

