

Property Location: 12 RAVEN LN
 Vision ID: 7288 Account #:

MAP ID: 132/ 23/ 5/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										
GEARY JOSEPH E & CATHERINE G						Description	Code	Appraised Value	Assessed Value	108 GLOUCESTER, MA						
39 SKY RIDGE DR						RESIDNTL	1020	1,137,700	1,137,700							
ROCHESTER NY 01625		SUPPLEMENTAL DATA														
		Alt PrcI 0132 0023 05C SUB-DIV CONDO PP ACCT Y WARD PREC. GIS ID M_269200_928073 ASSOC. PID#														
						Total:		1,137,700	1,137,700							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
GEARY JOSEPH E & CATHERINE G		37005 0169	09-11-2018	U	I	0	1F	Year	Code	Assessed Val.	Year	Code	Assessed Val.			
GEARY CATHERINE G		10047 0279	06-23-1989	U	I	1	1A	2019	1020	1,053,000	2018	1020	900,800			
GEARY JOSEPH		6950 0628	06-01-1982	U	I	1	1H	2017	1020	843,500						
						Total:		1053000	Total:	900800	Total:	843500				
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)	1,131,300					
0001										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	1,137,700					
										Valuation Method	C					
										Total Appraised Parcel Value	1,137,700					
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	
2014-0048	01-22-2014	RE	Remodel	15,000			REPLACE TILE & VANITY IN BATH			06-24-2015	03	1	NP	EX	EXTERIOR INSPECTION	
										06-11-2012	02		TG	EX	EXTERIOR 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	Spec. Calc.	329.4	0
													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:	03	3 Bedrooms			
Ttl Bathrms:	2	2 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					514.95
Undepreciated Value					1,310,536
Net Other Adjustments					20,429
Replace Cost					1,330,971
Year Built					1983
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					1,131,300
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

FUS
(560 sf)

FUS
(971 sf)

BAS
(916 sf)

FGR
(246 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	916	916	916	514.95	471,690
FGR	Garage, Finished	0	246	98	205.14	50,465
FUS	Upper Story, Finished	1,531	1,531	1,531	514.95	788,381
Ttl Gross Liv/Lease Area:		2,447	2,693	2,545		1,310,536

