

Property Location: 20 RAVEN LN  
 Vision ID: 7289 Account #:

MAP ID: 132/ 23/ 5/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																
DIGIOVANNI ROBERT & DONNA						Description	Code	Appraised Value	Assessed Value	108 GLOUCESTER, MA												
20 RAVEN LN						RESIDNTL	1020	1,114,600	1,114,600													
GLOUCESTER MA 01930		SUPPLEMENTAL DATA				Total:		1,114,600	1,114,600	<b>VISION</b>												
		Alt Prcl I 0132 0023 05D SUB-DIV PP ACCT WARD PREC. GIS ID M_269200_928073 ASSOC. PID#																				
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)														
DIGIOVANNI ROBERT & DONNA		34887 0034	04-29-2016	Q	I	840,000	00	Year	Code	Assessed Val.	Year	Code	Assessed Val.									
MELENDY VINCENT I & KATHRYN A		34335 0423	08-28-2015	U	I	0	1F	2019	1020	1,031,800	2018	1020	882,800									
MELENDY V MELENDY K TRS		12789 0063	10-19-1994	U	I	1	1F				2017	1020	846,100									
NICOSIA M SCHORK K TR		6950 0628	06-01-1982	U	I	1	1H	Total:		1031800	Total:		882800									
								Total:		846100	Total:		846100									
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																						
Nbhd	Nbhd Name		Street Index Name		Tracing		Batch															
0001																						
NOTES																						
AMD MD 2379 SF GLA & 255 SF GARAGE																						
AREAS CALCULATED FROM PLANS																						
3.823% INT																						
KITCHEN & BATH UPGRADED																						
OLDER CARPETING & LIGHTING																						
FRESH INTERIOR PAINT																						
BUILDING PERMIT RECORD																						
Permit ID	Issue Date	Type	Description	Amount	Insp. Date.	Date Comp.	Comments					Date	Type	IS	ID	CD	Purpose/Result					
49143	10-10-2018	RE		15,000			REPLACE INT TRIM					05-03-2017	02	1	GJ	EX	EXTERIOR INSPECTION					
2016-0498	05-19-2016	RS	Residential	30,000			REMOVE EXISTING KITCHEN CABIN					12-19-2016	01	1	TG	IN	INTERIOR INSPECTION					
											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	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	12	Hardwood			
Interior Floor 2	11	Ceram Clay Til			
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:	2				
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	1	WF	226		
Condo Unit			100		
<b>COST/MARKET VALUATION</b>					
Adj. Base Rate					516.17
Undepreciated Value					1,280,629
Net Other Adjustments					23,120
Replace Cost					1,303,759
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					1,108,200
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

FUS (524 sf)
FUS (1,023 sf)
BAS (832 sf)
FGR (255 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	832	832	832	516.17	429,457
FGR	Garage, Finished	0	255	102	206.47	52,650
FUS	Upper Story, Finished	1,547	1,547	1,547	516.17	798,522
<b>Ttl Gross Liv/Lease Area:</b>		<b>2,379</b>	<b>2,634</b>	<b>2,481</b>		<b>1,280,629</b>

