

Property Location: 16 RAVEN LN
 Vision ID: 7294 Account #:

MAP ID: 132/ 23/ 7/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				108 GLOUCESTER, MA VISION							
HILL WILLIAM DAVID 402 MARVEL CT 2ND FLOOR EASTON MD 20601						Description	Code	Appraised Value	Assessed Value								
						RESIDNTL	1020	1,184,600	1,184,600								
						Total:						1,184,600	1,184,600				
SUPPLEMENTAL DATA																	
Alt Prcl I 0132 0023 07D 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)									
HILL WILLIAM DAVID		35590 0234	01-04-2017	Q	I	1,185,000	00	Year	Code	Assessed Val.	Year	Code	Assessed Val.				
CAPANNA ROLANDO A & VALERIE		24037 0508	03-09-2005	U	I	1	1F	2019	1020	1,096,600	2018	1020	938,300				
CAPANNA ROLANDO A & VALERIE TRS		19848 0466	12-19-2002	U	I	100	1F				2017	1020	837,700				
CAPANNA ROLAND A		14677 0149	03-24-1998	Q	I	480,000	00										
CAFARELLA THOMAS A TBYE		11297 0267	05-18-1992	Q	I	335,000	00										
						Total:				1096600	Total:		938300	Total:		837700	
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)					1,177,800							
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					1,184,600							
					Valuation Method					C							
					Total Appraised Parcel Value					1,184,600							
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				
2014-0102	02-14-2014	RS	Residential	2,000			INSULATE	05-10-2017	02	5	NP	EX	EXTERIOR INSPECTION				
2012-0061	02-02-2012	RE	Remodel	46,000			REMODEL KITCHEN	06-19-2013	02		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	L. 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	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:	03	3 Bedrooms			
Ttl Bathrms:	2	2 Full			
Ttl Half Bths:	2				
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					516.73
Undepreciated Value					1,271,163
Net Other Adjustments					23,091
Replace Cost					1,294,288
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					1,177,800
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

FUS (633 sf)
FUS (1,009 sf)
BAS (828 sf)
FGR (250 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	2009			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	828	828	828	516.73	427,855
FGR	Garage, Finished	0	250	100	206.69	51,673
FUS	Upper Story, Finished	1,532	1,532	1,532	516.73	791,635
Ttl Gross Liv/Lease Area:		2,360	2,610	2,460		1,271,163

