

Property Location: 14 RAVEN LN
 Vision ID: 7296 Account #:

MAP ID: 132/ 23/ 8/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										
CANNALONGA NICHOLAS A & NANCY 14 RAVEN LANE REALTY TRUST 945 WALTHAM ST LEXINGTON MA 02173						Description		Code	Appraised Value	Assessed Value	108 GLOUCESTER, MA VISION					
						RESIDNTL		1020	1,102,200	1,102,200						
SUPPLEMENTAL DATA						Alt Prcl I 0132 0023 08D										
						SUB-DIV										
						PP ACCT										
						WARD										
						PREC.										
						GIS ID M_269200_928073		ASSOC. PID#								
						Total:		1,102,200	1,102,200							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CANNALONGA NICHOLAS A & NANCY M		22290 0271	01-14-2004	U	I	10	1F	Year	Code	Assessed Val.	Year	Code	Assessed Val.			
CANNALONGA NICHOLAS & NANCY		9112 0177	07-01-1987	Q	I	490,000	00	2019	1020	1,020,200	2018	1020	872,700			
		6966 0368	08-01-1982	U	I	195,000	1D	2017	1020	817,300	2017	1020	817,300			
								Total:		1020200	Total:		872700			
								Total:		817300	Total:		817300			
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor								
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.								
			0.00													
ASSESSING NEIGHBORHOOD																
Nbhd		Nbhd Name		Street Index Name		Tracing		Batch								
0001																
NOTES																
AMD MD 2355 SF GLA & 250 SF GARAGE																
AREAS CALCULATED FROM PLANS																
4.275% INT																
								Appraised Bldg. Value (Card)		1,095,800						
								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		1,102,200						
								Valuation Method		C						
								Total Appraised Parcel Value		1,102,200						
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		
									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.	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					516.87
Undepreciated Value					1,268,922
Net Other Adjustments					20,291
Replace Cost					1,289,214
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					1,095,800
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

FUS
(517 sf)

FUS
(1,004 sf)

BAS
(834 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	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	834	834	834	516.87	431,072
FGR	Garage, Finished	0	250	100	206.75	51,687
FUS	Upper Story, Finished	1,521	1,521	1,521	516.87	786,163
Ttl Gross Liv/Lease Area:		2,355	2,605	2,455		1,268,922

