

Property Location: 2 RAVEN LN  
 Vision ID: 7298 Account #:

MAP ID: 132/ 23/ 10/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											
PASCIUTO FRANK & FERMINA TR 2 RAVEN LANE REALTY TRUST 14 VIKING RD  WINCHESTER MA 01890								Description	Code	Appraised Value	Assessed Value	108  GLOUCESTER, MA  <b>VISION</b>							
								RESIDNTL	1020	1,143,300	1,143,300								
				SUPPLEMENTAL DATA				Alt Prcl I 0132 0023 10C SUB-DIV PP ACCT Y WARD PREC.  GIS ID M_269200_928073 ASSOC. PID#											
								Total:		1,143,300	1,143,300								
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
PASCIUTO FRANK & FERMINA TR PASCIUTO FRANK & FERMINA PASCIUTO FRANK TC				26126 0071	09-28-2006	U	I	10	1F	Year	Code	Assessed Val.	Year	Code	Assessed Val.	Year	Code	Assessed Val.	
				13972 0243	02-13-1997	U	I	0	1F	2019	1020	1,058,200	2018	1020	905,200	2017	1020	847,600	
				6950 0628	06-01-1982	U	I	1	1H	Total: 1058200 Total: 905200 Total: 847600									
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						<b>APPRAISED VALUE SUMMARY</b> Appraised Bldg. Value (Card) 1,136,900 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 1,143,300 Valuation Method C					
0001														Total Appraised Parcel Value 1,143,300					
NOTES																			
MD 2460 SF GLA & 248 SF DETACHED GARAGE AREAS CALCULATED FROM PLANS 4.044% INT																			
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				
										03-14-2012	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			
	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:	<b>55</b>	<b>Condominium</b>			
Model:	<b>05</b>	<b>Res Condo</b>			
Grade:	<b>06</b>	<b>Excellent</b>			
Stories:	<b>3</b>				
Occupancy:	<b>1</b>				
Interior Wall 1:	<b>05</b>	<b>Drywall/Sheet</b>			
Interior Wall 2:					
Interior Floor 1:	<b>14</b>	<b>Carpet</b>			
Interior Floor 2:					
Heat Fuel:	<b>04</b>	<b>Electric</b>			
Heat Type:	<b>04</b>	<b>Forced Air-Duc</b>			
AC Type:	<b>02</b>	<b>Heat Pump</b>			
Ttl Bedrms:	<b>03</b>	<b>3 Bedrooms</b>			
Ttl Bathrms:	<b>2</b>	<b>2 Full</b>			
Ttl Half Bths:	<b>1</b>				
Xtra Fixtres:					
Total Rooms:					
Bath Style:					
Kitchen Style:					
<b>CONDO DATA</b>					
Cmplx Acct#	<b>103885</b>	ID	<b>530</b>	%Own	<b>0.000</b>
Cmplx Name	<b>1 RAVEN LN</b>		B#	<b>1</b>	S# <b>1</b>
Adjust Type	Code	Description	Factor%		
Condo Flr	<b>1</b>	<b>WF</b>	<b>226</b>		
Condo Unit			<b>100</b>		
<b>COST/MARKET VALUATION</b>					
Adj. Base Rate					<b>514.69</b>
Undepreciated Value					<b>1,317,102</b>
Net Other Adjustments					<b>20,448</b>
Replace Cost					<b>1,337,553</b>
Year Built					<b>1983</b>
Effective Year Built					<b>2003</b>
Depreciation Code					<b>A</b>
Remodel Rating					
Year Remodeled					
Depreciation %					<b>15</b>
Functional Obslnc					<b>0</b>
External Obslnc					<b>0</b>
Cost Trend Factor					<b>1</b>
Condition					
Condition % - % Complete					
Overall % Cond					<b>85</b>
RCNLD					<b>1,136,900</b>
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  
(969 sf)

BAS  
(931 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	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	931	931	931	514.69	479,180
FGR	Garage, Finished	0	248	99	205.46	50,955
FUS	Upper Story, Finished	1,529	1,529	1,529	514.69	786,967
<b>Ttl Gross Liv/Lease Area:</b>		<b>2,460</b>	<b>2,708</b>	<b>2,559</b>		<b>1,317,102</b>

