Appraisal Report

DISCLAIMER OF LIABILITY:

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
12747	101	3	G	1001	61021DC07115
Owner(s):	Beisner Evelyn E	Situs Addı		616 S Edgewood S	Št

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.12	\$230,000	\$33,750	\$263,750
		Land Con	nponents				
	ategory			Description			
Off-Site Improvement	nt	Curb-G	utters				
Off-Site Improvement	nt	Asphal	-Concrete Street				
On-Site Utilities		Public	Sewer				
On-Site Utilities		Gas					
On-Site Improvemen	nt	Landsc	ape-Fair				
Off-Site Improvement	nt	Public A	Access				
On-Site Utilities		Cable T	v				
On-Site Utilities		Public '	Water				
On-Site Utilities		Telepho	one				
Neighborhood		Urban					
On-Site Utilities		Electric	ity				
On-Site Utilities		Underg	round Utilities				

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Residence Valuation

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %		Func	Econ	Overall	LCM %	LMA %
	130	1986	1986	12/22/2022	norlaineta	1.000000	78930	00000	00000	0.789300	3.490000	300000.1

Base Cost Value: \$75,331
Inventory Adjustment Total: \$10,086
Adjusted Base Cost: \$298,107

DRC: \$235,296

Adjudicated Value:

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Cedar/Redwood	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	1,322	2	2,314
Heating Accessory	Single Fireplace	1	0	2,690	2,690
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,322	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,322	0	463
Windows	Metal	0	0		0
Windows	Double	0	0		0
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Microwave Fan	1	0	450	450
Built-in Appliances	Disposal	1	0	130	130
Plumbing	Toilet	2	0	250	500
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Shower Stall - Fiberglass	1	0	1,200	1,200
Plumbing	Lavatory	2	0	250	500
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Shower Stall - Door	1	0	0	0

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Residence Valuation

Room Grid

							Full	Half					Area			Base Cost				
	Floor Type	Liv	Kit	Din	Fam	Bed	Bth	Bth	Uty	Oth	Grt	Gar	Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
Fii	rst Floor	1	1	0	0	3	2.0	0	1	0	0	1			1,336	1,336	0.00	0.00	75,331.28	75,331.28

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Finished	1.000000	0.789300	400.00	\$17,121	\$350	\$60,974	\$48,127

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Concrete Slab	0	0	0	0
Roofing Material	Composition	0	0	0	0
Foundation	Concrete		0	0	0
Ext Wall Material	Cedar/Redwood	0	0	0	0
Roof Type	Gable	0	0	0	0
Exterior Wall	Double	0	0	0	0
Garage Component	Garage Door Opener	1	0	350	350.00

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Asphalt Drive	1.00	1.00	1.00	0.79	450	\$1,823	\$0	\$1,823	\$1,439

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Residence Valuation

Other	Improvements	
Other	THIDI OVEHICHUS	

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Cov P APC Fnd	1.00	1.00	1.00	0.79	16	\$0	\$0	\$0	\$0

RMV Summary (Before Index)

		Improve	Land						
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total		Program Type	Land Class	RMV before index
130	\$235,296	\$0	\$48,127	\$1,439	\$284,861		Residential	HS	\$263,750

Current RMV

_				 Land				
_	Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	 Indexed RMV	Cumulative Index
	127471		12747		\$267,769	0.94	\$263,750	1.04
					\$267,769			
					-			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$263,750	\$286,882	\$550,632	\$95,205	\$139,088	\$234,293	\$3,364.29
2024	\$274,300	\$267,769	\$542,069	\$98,061	\$143,260	\$241,321	\$3,466.76