

# Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
12835	121	3	I	1029	61021DD07600

Owner(s): **Baker Floyd J/Mary Ellen**

Situs Address:

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	VHS	Acre	0.21	\$55,000	(\$6,699)	\$48,301

### Land Components

Category	Description
Site Adjustments	Med/Light Traffic
Off-Site Improvement	Public Access
Off-Site Improvement	Asphalt-Concrete Street
Neighborhood	Urban
Site Adjustments	Top-Med/Light
Rural	Homesite-Average

## Residence Valuation

Improvement: 1	Stat	Year	Effective	Appraisal	Appraiser	Complete						
	Class	Built					Year	Date	Id	%	Phys	Func
	200	2000	2000	07/21/2020	Imoore	1.000000	8805	0000	0000	0.880500	1.000000	1.000000

Base Cost Value:	\$0
Inventory Adjustment Total:	\$0
Adjusted Base Cost:	\$0
DRC:	\$0
Adjudicated Value:	

## 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	Gazebos Open	1.00	1.00	1.00	0.88	174	\$4,620	\$0	\$4,620	\$4,068

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Garden Shed Conv.	1.00	1.00	1.00	0.88	80	\$2,112	\$0	\$2,112	\$1,860

## RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
200	\$0	\$0	\$0	\$5,927	\$5,927	Residential	VHS	<u>\$48,301</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
538181		12835		\$8,042	1.36	<b>\$61,825</b>	<b>1.28</b>
				<b>\$8,042</b>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2021	\$48,301	\$6,323	\$54,624	\$48,301	\$6,323	\$54,624	\$753.23
2022	\$61,825	\$8,042	\$69,867	\$49,750	\$6,512	\$56,262	\$809.45