Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
13751	101	3	G	1001	61028AB04900
Owner(s):	Laird Margaret	Situs Addı		217 S Edgewood St	t

Land Valuation

			Lunu	v araation			
Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.11	\$230,000	\$33,750	\$263,750
		Land Cor	nponents				
(Category			Description			
Off-Site Improveme	ent	Asphal	t-Concrete Street				
On-Site Improveme	ent	Landsc	ape-Fair				
Off-Site Improveme	ent	Public	Access				
On-Site Utilities		Electric	eity				
On-Site Utilities		Gas					
On-Site Utilities		Telepho	one				
On-Site Utilities		Public	Sewer				
Neighborhood		Urban					
On-Site Utilities		Public	Water				
On-Site Utilities		Cable 7	Γv				

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Residence Valuation

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %		Func	Econ	Overall	LCM %	LMA %
	142	1940	1979	06/14/2023	cbrown	1.000000	75240	00000	00000	0.752400	3.090000	0000001
								В	ase Cos	st Value:		\$126,467

Inventory Adjustment Total: \$13,901

Adjusted Base Cost: \$433,738

DRC: \$326,345

Adjudicated Value:

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Hd Bd		0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	1,710	2	3,728
Heating Accessory	Single Fireplace	1	0	3,580	3,580
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	1,454	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,454	0	364
Windows	Vinyl	0	0		0
Windows	Double	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Microwave Fan	1	0	450	450
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Disposal	1	0	150	150
Plumbing	Shower Stall - Tile	1	0	2,050	2,050
Plumbing	Lavatory	2	0	350	700
Plumbing	Toilet	2	0	300	600
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Water Heater (Std)	1	0	400	400

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Residence Valuation

Room Grid

						Full	Half						Aı	rea			Base	Cost	
Floor Type	Liv	Kit	Din	Fam	Bed	Bth	Bth	Uty	Oth	Grt	Gar	Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
Attic	0	0	0	0	3	0	0	0	0	0	0	0	0	513	513	0.00	0.00	29,195.49	29,195.49
First Floor	1	1	0	0	2	2.0	0	1	0	0	1			1,454	1,454	0.00	0.00	104,321.30	104,321.30

			0	ther	Impi	ovem	ents				
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Drive Concrete	1.00	1.00	1.00	0.75	441	\$2,381	\$0	\$2,381	\$1,792
Class- Other SC	Category	Description	LCM %	LMA %	Comp	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Fencing Cedar 6 ft	1.00	1.00	1.00	0.75	100	\$2,970	\$0	\$2,970	\$2,235
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Wood Deck Treated	1.00	1.00	1.00	0.75	150	\$2,323	\$0	\$2,323	\$1,748
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	0.75	240	\$7,099	\$0	\$7,099	\$5,341

Residence Valuation

Other	Improvements
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	F										
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Wood Deck Composite	1.00	1.00	1.00	0.75	102	\$2,437	\$0	\$2,437	\$1,834

RMV Summary (Before Index)

		Improven	Land						
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	_	Program Type	Land Class	RMV before index
142	\$326,345	\$0	\$0	\$12,949	\$339,294		Residential	HS	\$263,750

Current RMV

_				Land					
	Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexe	ed RMV	Cumulative Index
	137511	13751		13751 \$318,936		0.94	\$263,750		1.04
					\$318,936				
					-				

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$263,750	\$341,323	\$605,073	\$94,853	\$122,386	\$217,239	\$3,119.39
2024	\$274,300	\$318,936	\$593,236	\$97,698	\$126,057	\$223,755	\$3,214.41