# **Appraisal Report**

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
15110	401	2	0	0108	709030002500
Owner(s):	Kurns John M/Elizabeth A	Situs Addr	ess: 9	00605 Hwy 202	
			A	Astoria,	

#### **Land Valuation**

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	1.82	\$64,534	\$14,350	\$78,884
		Land Con	nponents				
	Category			Description			
Neighborhood		Rural					
On-Site Utilities		Electric	eity				
On-Site Utilities		Public '	Water				
On-Site Utilities		Telepho	one				
Site Adjustments		Excess	Traffic				
Rural		Homes	ite-Average				
Off-Site Improveme	ent	Asphalt	t-Concrete Street				
Site Adjustments		Top-Me	ed/Light				
On-Site Utilities		Septic S	System				
Off-Site Improveme	ent	Public A	Access				

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# **Residence Valuation**

Improvement: 1	Stat Year Class Built	Effective Appraisal Year Date	Appraiser Id	Complete % Phys Func Econ Overall LCM% LMA%
	132 1947	1947	pdunbar	1.000000 5849( 0000( 0000( 0.584900 1.10000( ).84000(

Base Cost Value: \$77,734 \$9,031 Inventory Adjustment Total:

Adjusted Base Cost: \$80,171 \$46,892

DRC:

Adjudicated Value:

#### **Improvement Components**

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Aluminum	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Heat Pump	0	1,218	4	4,811
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	1,428	0	0
Interior - Wall	Panel	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	0		0
Windows	Metal	0	0		0
<b>Built-in Appliances</b>	Dishwasher	1	0	340	340
<b>Built-in Appliances</b>	Gas	0	0		0
<b>Built-in Appliances</b>	Hood Fan	1	0	180	180
Plumbing	Lavatory	2	0	250	500
Plumbing	Toilet	2	0	250	500
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Shower Stall - Fiberglass	1	0	1,200	1,200

#### **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
First Floor	1	1	1	0	3	1.0	0	1	0	0	0			1,008	1,008	0.00	0.00	62,217.84	62,217.84
Second Floor	0	0	0	0	0	1.0	0	0	0	0	0			420	420	0.00	0.00	22,663.20	22,663.20

Garage

Complete Reverance Valuation Inventory Adjusted											
Class	Garage Type	Garage Finish		%	Size	Base Cost	Adjust Total	Base Cost	DRC		
3	Detached	Unfinished	1.000000	0.584900	360.00	\$15,011	\$126	\$13,986	\$8,181		

## **Garage Components**

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete		0	0	0
Exterior Wall	Single	0	0	0	0
Roofing Material	Composition Arch	0	0	126	126.00
Roof Type	Gable	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Ext Wall Material	Wood/Bevel	0	0	0	0

## **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	Wood Deck Fir	1.00	0.84	1.00	0.58	630	\$7,497	\$0	\$6,297	\$3,683

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - A	Outbuildings	General Purpose	1.00	1.00	1.00	0.58	576	\$12,288	\$3,900	\$16,188	\$9,468

#### **Other Components**

	<del>_</del>				
Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Electrical	Service 200 amp	0	576	6944444444	1300.00
Ext Wall Material	Baked Enamel	0	0	0	0
Roof Type	Gable	0	0	0	0
Roofing Material	Baked Enamel	0	576	0	0
Heating Accessory	Wood Stove w/flue	1	0	2600	2600.00

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# **RMV Summary (Before Index)**

		Improven	nent(s)		Land			
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index
132	\$46,892	\$0	\$8,181	\$13,152	\$68,224	Residential	HS	\$78,884

#### **Current RMV**

				I	Land		
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
151101		15110		\$165,127	2.42	\$143,178	1.98
				\$165,127			
				-	·		

#### **Certified Tax Roll Value**

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$143,178	\$176,932	\$320,110	\$72,222	\$95,764	\$167,986	\$2,385.49
2024	\$156,064	\$165,127	\$321,191	\$74,388	\$98,636	\$173,024	\$2,470.70

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