

# Appraisal Report

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<u>Account ID</u>	<u>Property Class</u>	<u>MA</u>	<u>NH</u>	<u>Tax Code</u>	<u>TaxMapKey</u>
15247	401	6	B	0107	70906BC01100

Owner(s): **Jones Robert L**  
**Jones Karen L**

Situs Address: **90993 Lewis & Clark Rd**  
**Astoria,**

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	2.02	\$81,334	\$10,350	\$91,684

### Land Components

Category	Description
Neighborhood	Rural

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
133	1939	1940	04/17/2006	rseverson	1.000000	55240	00000	00000	0.552400	1.100000	0.700000

Base Cost Value:	\$105,566
Inventory Adjustment Total:	\$6,366
Adjusted Base Cost:	\$86,187
DRC:	\$47,610
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	Oil	0	0		0
Heating & Cooling	Forced Air	0	1,249	2	2,998
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,110	0	0
Interior - Wall	Plaster	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,110	0	389
Windows	Single	0	0		0
Built-in Appliances	Hood Fan	1	0	180	180
Built-in Appliances	Electric	0	0		0
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Lavatory	2	0	250	500
Plumbing	Laundry Tub	1	0	300	300
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Toilet	2	0	250	500

### Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Grt	Gar	Area				Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
Attic	0	0	0	0	1	0	1	0	0	0	0	0	0	278	278	0.00	0.00	15,673.62	15,673.62
Basement	0	0	0	0	0	0	0	0	1	0	0	555	0	0	555	23,596.25	0.00	0.00	23,596.25

## Residence Valuation

### Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Grt	Gar	Area				Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor	1	1	1	0	1	1.0	0	0	1	0	1			1,110	1,110	0.00	0.00	66,295.80	66,295.80

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Detached	Unfinished	1.000000	0.452400	240.00	\$11,859	\$84	\$9,196	\$4,160

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0	0	0
Roofing Material	Composition Arch	0	0	84	84.00
Interior - Floor	Concrete Slab	0	0	0	0
Foundation	Concrete		0	0	0
Exterior Wall	(2 X 6)	0	0	0	0
Roof Type	Gable	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
5 - A	Outbuildings	General Purpose	1.00	1.00	1.00	0.78	1,200	\$17,410	\$3,020	\$20,430	\$16,009

### Other Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Electrical	Wiring per outlet 110 volts	0	0	420	420.00
Heating Accessory	Wood Stove w/flue	1	0	2600	2600.00

  

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	0.70	1.00	0.55	680	\$2,040	\$0	\$1,428	\$789

## Residence Valuation

### Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - A	Outbuildings	Machine Shed	1.00	1.00	1.00	0.55	1,664	\$16,997	\$0	\$16,997	\$9,389

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Land Class				
133	\$47,610	\$0	\$4,160	\$26,187	\$77,958	Residential	HS	<u>\$91,684</u>	

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
152471		15247		\$245,865	3.15	<u>\$218,256</u>	<u>2.59</u>
				<u>\$245,865</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$218,256	\$261,949	\$480,205	\$134,242	\$90,634	\$224,876	\$3,475.09
2024	\$237,899	\$245,865	\$483,764	\$138,269	\$93,353	\$231,622	\$3,598.35