Appraisal Report

DISCLAIMER OF LIABILITY:

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
15272	101	6	В	0107	70906CB01100
Owner(s):	McKillip Greg	Situs Ad		00896 Lewis & Cla Astoria.	ark Rd

Land Valuation

Site Fragment	Land Use Residential	Land Class HS	Base Type Acre	Size in Acres 0.33	Base Value \$54,460	Adjustments \$10,350	Base Land RMV \$64,810
C	Category						
Neighborhood		Rural					

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Residence Valuation

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %		Func	Econ	Overall LC	CM %	LMA %
	120	1935	1961	04/13/2006	rseverson	1.000000	65240	00000	00000	0.652400 1.1	100000).950000

Base Cost Value: \$49,725
Inventory Adjustment Total: \$5,624

Adjusted Base Cost: \$57,840 DRC: \$37,735

Adjudicated Value:

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Masonary	0	968	0	0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	968	2	1,936
Interior - Floor	Wood Subfloor	0	968	0	0
Roof Type	Gable	0	0		0
Roofing Material	Wood Shingle	0	968	1	1,258
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Hood Fan	1	0	180	180
Plumbing	Kitchen Sink	1	0	350	350
Plumbing	Water Heater (Std)	1	0	300	300
Plumbing	Shower Stall - Fiberglass	1	0	1,200	1,200
Plumbing	Toilet	1	0	200	200
Plumbing	Lavatory	1	0	200	200

Room Grid

								Half						Aı	ea			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	2	1.0	0	1	0	0	0			968	968	0.00	0.00	45,863.52	45,863.52

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Residence Valuation

			O	ther	Impi	oven	nents					
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total		usted Cost	DRC
All - R	Other Improvements	Garden Shed Conv.	1.00	0.95	1.00	0.65	112	\$1,792	\$0	\$1,	702	\$1,111
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total		usted : Cost	DRC
4 - A	Outbuildings	General Purpose	Purpose 1.00		1.00	0.65	864	\$8,868	(\$1,000)	\$7,	868	\$5,133
						(Other Co	mponents				
		Category				Desc	ription		Quantity	Area	Unit Cost	Adj. Cost
		Other Improvement	ents			User De	find Misc.		0	0	400	400.00
	Interior - Floor					Ι	Dirt		0	864	-1.62	-1399.68
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total		usted Cost	DRC
All - R	Other Improvements	Wood Deck Treated	1.00	0.95	1.00	0.65	200	\$3,000	\$0	\$2,	850	\$1,859

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RMV Summary (Before Index)

		Improver		Land				
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index
120	\$37,735	\$0	\$0	\$8,103	\$45,838	Residential	HS	\$64,810

Current RMV

			Land				
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
152721	15272		\$101,627	2.22	\$163,513	2.75	
				\$101,627			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$163,512	\$108,114	\$271,626	\$52,196	\$79,577	\$131,773	\$1,997.52
2024	\$178,229	\$101,627	\$279,856	\$53,761	\$81,964	\$135,725	\$2,069.74

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