

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>
15401	401	6	B	0107	70907CA00100

Owner(s):	Benedict Laura Ann Benedict Shirley R Farrell Judy	Situs Address:	90461 Logan Rd Astoria,
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Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	3.02	\$88,006	\$10,350	\$98,356

Land Components

Category	Description
On-Site Utilities	Public Water
Neighborhood	Rural
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Public Access
On-Site Utilities	Septic System
On-Site Utilities	Electricity
On-Site Utilities	Telephone

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
140	2016	2016	02/01/2017	mpincombe	1.000000	95780	00000	00000	0.957800	1.000000	0.700000

Base Cost Value:	\$140,011
Inventory Adjustment Total:	\$12,684
Adjusted Base Cost:	\$106,886
DRC:	\$102,376
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Hd Bd	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	2,141	2	3,319
Interior - Floor	Wood Subfloor	0	2,141	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	2,141	0	535
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Microwave Fan	1	0	450	450
Plumbing	Toilet	3	0	300	900
Plumbing	Lavatory	4	0	350	1,400
Plumbing	Garden Tub	1	0	2,100	2,100
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Laundry Tub	1	0	350	350
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400

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		3	2.0	1	1			1			2,141	2,141	0.00	0.00	140,010.95	140,010.95

Residence Valuation

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Low Cost	1.000000	0.957800	672.00	\$31,423	\$568	\$22,394	\$21,449

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	Garage Door Opener	1	0	400	400.00
Roofing Material	Composition Arch	0	672	0.25	168.00

Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Cov. Porch Gab.R.	1.00	0.70	1.00	0.96	126	\$6,111	\$0	\$4,278	\$4,097

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Cov. Porch Gab.R.	1.00	0.70	1.00	0.96	121	\$5,869	\$0	\$4,108	\$3,935

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	0.96	1,890	\$5,670	\$0	\$3,969	\$3,802

Residence Valuation

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	Patio	1.00	0.70	1.00	0.96	72	\$216	\$0	\$151	\$145

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	0.70	1.00	0.96	240	\$3,480	\$0	\$2,436	\$2,333

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Patio Stamped Con	1.00	0.70	1.00	0.96	314	\$2,198	\$0	\$1,539	\$1,474

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Patio Stamped Con	1.00	0.70	1.00	0.96	762	\$5,334	\$0	\$3,734	\$3,576

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
140	\$102,376	\$0	\$21,449	\$19,361	\$143,186	Residential	HS	<u>\$98,356</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
537009		15401		\$451,584	3.15	<u>\$234,139</u>	<u>2.59</u>
				<u>\$451,584</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$234,139	\$483,067	\$717,206	\$24,004	\$253,966	\$277,970	\$4,279.94
2024	\$255,211	\$451,584	\$706,795	\$24,724	\$261,584	\$286,308	\$4,432.30