

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
15419	401	6	B	0107	70907DB00400

Owner(s): **Korhonen Edward R/Teresa R** Situs Address: **90482 Logan Rd
Astoria,**

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	2.20	\$82,540	\$10,350	\$92,890

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 %
199	1996	1996			1.000000	84620	00000	00000	0.846200	1.000000	.550000

Base Cost Value:	\$61,799
Inventory Adjustment Total:	\$2,964
Adjusted Base Cost:	\$35,619
DRC:	\$30,141
Adjudicated Value:	

Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Gr	Gar	Area				Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor	1	1	1	0	3	2.0	0	1	0	0	0			1,515	1,515	0.00	0.00	61,798.55	61,798.55

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Detached	Unfinished	1.000000	0.846200	576.00	\$20,683	\$0	\$12,513	\$10,589

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Roof Type	Gable	0	0	0	0
Roofing Material	Composition	0	576	0	0
Exterior Wall	Single	0	0	0	0
Ext Wall Material	T1-11	0	0	0	0

Residence Valuation

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Enclosed Por. 3/4	1.00	0.55	1.00	0.85	217	\$9,750	\$0	\$5,362	\$4,538

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	0.85	1,280	\$23,166	\$0	\$23,166	\$19,603

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
1 - R	Other Improvements	Lean-To	1.00	0.55	1.00	0.85	560	\$1,456	\$0	\$801	\$678

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
1 - R	Other Improvements	Lean-To	1.00	0.55	1.00	0.85	240	\$624	\$0	\$343	\$290

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	Multi-Purpose	1.00	1.00	1.00	0.00	48	\$1,187	\$0	\$1,187	\$0

Residence Valuation

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	Asphalt Drive	1.00	0.55	1.00	0.85	2,640	\$7,920	\$0	\$4,356	\$3,686

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Wood Deck Treated	1.00	0.55	1.00	0.85	384	\$5,760	\$0	\$3,168	\$2,681

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
199	\$30,141	\$0	\$10,589	\$31,476	\$72,206	Residential	HS	<u>\$92,890</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
526334		15419		\$227,724	3.15	<u>\$221,127</u>	<u>2.59</u>
				<u>\$227,724</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$221,126	\$243,892	\$465,018	\$107,661	\$145,527	\$253,188	\$3,838.03
2024	\$241,028	\$227,724	\$468,752	\$110,890	\$149,892	\$260,782	\$3,976.80