

# 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>
15455	101	6	B	0107	70907DD02202

Owner(s): **Telen Tracy A**  
**Telen Jeffrey V**

Situs Address: **35524 Little Ln**  
**Astoria,**

## Land Valuation

<u>Site Fragment</u>	<u>Land Use</u>	<u>Land Class</u>	<u>Base Type</u>	<u>Size in Acres</u>	<u>Base Value</u>	<u>Adjustments</u>	<u>Base Land RMV</u>
	Residential	HS	Acre	0.75	\$67,550	\$10,350	\$77,900

### Land Components

<u>Category</u>	<u>Description</u>
Neighborhood	Rural

# Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
130	1971	1989	01/01/2002	gbonham	1.000000	8173	0000	0000	0.817300	1.100000	.980000

Base Cost Value:	\$104,157
Inventory Adjustment Total:	\$10,546
Adjusted Base Cost:	\$123,649
DRC:	\$101,058
Adjudicated Value:	

## Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	T1-11	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	2,057	2	3,086
Heating Accessory	Single Fireplace	1	0	2,690	2,690
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	2,057	0	0
Roof Type	A-Frame	0	0		0
Roofing Material	Composition	0	2,057	0	0
Windows	Vinyl	0	0		0
Interior - Wall	Panel	0	0		0
Interior - Wall	Dry Wall	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Deluxe Range	1	0	550	550
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Hood Fan	1	0	180	180
Plumbing	Shower Stall - Fiberglass	1	0	1,200	1,200
Plumbing	Shower Stall - Door	1	0	0	0
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Toilet	2	0	250	500
Plumbing	Lavatory	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
First Floor	1	1	1	1	3	2.0	0	1	0	0	1	2,057	2,057	0.00	0.00	104,156.86	104,156.86		

## Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Unfinished	1.000000	0.817300	1122.00	\$45,000	\$400	\$44,492	\$36,364

## Garage Components

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

## Residence Valuation

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Unfinished	1.000000	0.817300	1122.00	\$45,000	\$400	\$44,492	\$36,364

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	Garage Door Opener	1	0	400	400.00

### 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	Asphalt Drive	1.00	0.98	1.00	0.82	336	\$1,008	\$0	\$988	\$807

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	0.98	1.00	0.82	600	\$1,800	\$0	\$1,764	\$1,442

## RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Total	Program Type	Land		RMV before index
		Carport	Garage	Other Improvements				Land Class		
130	\$101,058	\$0	\$36,364	\$2,249	\$139,671	Residential	HS	<u>\$77,900</u>		

## Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
154551		15455		\$302,230	2.16	<u>\$170,903</u>	<u>2.19</u>
				<u>\$302,230</u>			

## Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2021	\$110,976	\$274,078	\$385,054	\$62,662	\$155,473	\$218,135	\$3,330.96
2022	\$170,903	\$302,230	\$473,133	\$64,541	\$160,137	\$224,678	\$3,421.33