

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>
15699	551	2	O	0108	709130000400

Owner(s): **Helligso Larry L/Deanna M**

Situs Address: **86608 Youngs River Rd
Astoria,**

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	1.00	\$53,300	\$14,350	\$67,650
	Farmland	Agricultural Prod	Acre	4.00	\$20,421	\$0	\$20,421

Land Components

Category	Description
Off-Site Improvement	Private Access
Off-Site Improvement	Public Access
On-Site Improvement	Landscape-Average
Neighborhood	Rural
Rural	Homesite-Average
On-Site Utilities	Electricity
On-Site Utilities	Telephone
On-Site Utilities	Septic System
On-Site Utilities	Private Well
Site Adjustments	Top-Med/Light

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
147	1917	1988	02/04/2019	ddewinter	1.000000	80240	00000	00000	0.802400	1.000000	.840000

Base Cost Value:	\$273,231
Inventory Adjustment Total:	\$18,413
Adjusted Base Cost:	\$244,981
DRC:	\$196,573
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Hd Bd	0	0		0
Exterior Wall	Single	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	2,319	2	3,942
Interior - Cabinetry	Cabinets Good Quality	0	0		0
Interior - Ceiling	Vaulted	0	0		0
Interior - Floor	Wood Subfloor	0	1,964	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,964	0	491
Windows	Vinyl	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Hood Fan	1	0	280	280
Heating Accessory	2 Sty. Brick Chimney/Ext.	1	0	1,010	1,010
Heating Accessory	Wood Stove w/flue	1	0	2,880	2,880
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Plumbing	Toilet	3	0	300	900
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Lavatory	4	0	350	1,400
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Bath Tub - Shower - Tile	2	0	1,300	2,600

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
Basement	0	0	0	0	0	0	0	0	0	0	1	1,436	576	0	2,012	51,288.89	27,829.37	0.00	79,118.26

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	1	0	0	0	0			1,964	1,964	0.00	0.00	130,815.80	130,815.80
Second Floor	0	0	0	0	2	1.0	0	0	0	0	0			710	710	0.00	0.00	40,759.60	40,759.60

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	0.84	1.00	0.97	224	\$10,864	\$0	\$9,126	\$8,836

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	0.84	1.00	0.97	193	\$9,361	\$0	\$7,863	\$7,613

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Drive Concrete	1.00	0.84	1.00	0.97	384	\$1,152	\$0	\$968	\$937

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	General Purpose	1.00	1.00	1.00	0.80	624	\$6,784	\$0	\$6,784	\$5,444

Residence Valuation

Other Improvements

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	0.80	1,728	\$31,423	\$0	\$31,423	\$25,214

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land		RMV before index
	Residence	Carport	Garage	Other Improvements	Land Class			Land Class		
147	\$196,573	\$0	\$0	\$48,043	\$244,616	Residential	HS		\$67,650	
						Farmland	Agricultural Prod.		\$20,421	
								Total:	<u>\$88,071</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
156991		15699		\$592,056	2.42	<u>\$159,852</u>	<u>1.98</u>
				<u>\$592,056</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$159,850	\$630,083	\$789,933	\$13,869	\$219,224	\$233,093	\$3,218.07
2024	\$174,238	\$592,056	\$766,294	\$14,162	\$225,800	\$239,962	\$3,334.68

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
200209522	08/23/2002	\$272,500	22	Yes	Primary	15699	709130000400
					Additional	15675	709120000300
					Additional	15677	709120000500
					Additional	15698	709130000400
					Additional	15674	709120000300
