

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>
15736	551	2	06	0108	709140001102

Owner(s): **Colvin Luke**
Michaelis Zachary A

Situs Address: **87029 Youngs River Rd**
Astoria,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Farmland	Agricultural Prod	Acre		\$0	\$14,350	\$14,350
	Farmland	Agricultural Prod	Acre	5.00	\$60,166	\$0	\$60,166

Land Components

Category	Description
Site Adjustments	Top-Med/Light
Off-Site Improvement	Gravel-Dirt Street
Off-Site Improvement	Public Access
Neighborhood	Rural

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
140	1997	1997	07/19/2007	gbonham	1.000000	85190	00000	00000	0.851900	1.000000	0.790000

Base Cost Value:	\$110,305
Inventory Adjustment Total:	\$14,183
Adjusted Base Cost:	\$98,345
DRC:	\$83,780
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	B & B	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	1,729	2	2,853
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,729	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	1,729	0	0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Electric	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Ceiling	Vaulted	0	0		0
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Interior - Wall	Wallpaper	0	0		0
Interior - Wall	Dry Wall	0	0		0
Interior - Wall	Wood	0	0		0
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Lavatory	1	0	350	350
Plumbing	Sauna 8X10	1	0	8,400	8,400
Plumbing	Toilet	1	0	300	300

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	0	0	3	1.0	0	1	0	0	0			1,729	1,729	0.00	0.00	110,305.02	110,305.02

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Detached	Unfinished	1.000000	0.851900	780.00	\$33,430	\$0	\$26,410	\$22,499

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
Ext Wall Material	B & B	0	0	0	0
Exterior Wall	Single	0	0	0	0
Roofing Material	Composition Roll	0	0	0	0

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	Wood Deck Treated	1.00	0.79	1.00	0.85	912	\$13,680	\$0	\$10,807	\$9,207

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	Garden Shed Conv.	1.00	0.79	1.00	0.85	240	\$3,480	\$0	\$2,749	\$2,342

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All - R	Other Improvements	Garden Shed Conv.	1.00	0.79	1.00	0.85	240	\$3,480	\$0	\$2,749	\$2,342

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	Hay Cover	1.00	1.00	1.00	0.85	1,440	\$7,304	\$0	\$7,304	\$6,222

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
140	\$83,780	\$0	\$22,499	\$20,113	\$126,392	Farmland	Agricultural Prod.	\$14,350
						Farmland	Agricultural Prod.	\$60,166
							Total:	<u>\$74,516</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
157361		15736		\$305,913	2.42	<u>\$135,250</u>	<u>1.98</u>
				<u>\$305,913</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$135,249	\$327,617	\$462,866	\$16,066	\$189,776	\$205,842	\$3,085.34
2024	\$147,422	\$305,913	\$453,335	\$16,424	\$195,469	\$211,893	\$3,188.12

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
202305531	10/09/2023	\$450,000	07	Yes	Primary	15736	709140001102
					Additional	15735	709140001102