

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>
15917	541	6	B	0107	709190001401

Owner(s): **Beers Kelly Ann**

Situs Address: **89218 Lewis & Clark Rd
Astoria,**

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	AF Site	Acre	0.00	\$0	\$10,350	\$10,350
	Residential	AF Site	Acre	5.00	\$19,357	\$0	\$19,357

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 %
140	1988	2006	05/17/2006	rseverson	1.000000	90060	00000	00000	0.900600	1.000000	0.700000

Base Cost Value:	\$131,439
Inventory Adjustment Total:	\$10,917
Adjusted Base Cost:	\$99,649
DRC:	\$89,744
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Wood/Bevel	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Heat Pump	0	1,976	3	5,335
Interior - Floor	Wood Subfloor	0	1,976	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Shake Medium	0	1,976	1	1,482
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Lavatory	2	0	350	700
Plumbing	Toilet	2	0	300	600
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Bath Tub - W/O Shower	1	0	600	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
First Floor	1	1	1	1	3	2.0	0	1	0	0	1			1,976	1,976	0.00	0.00	131,439.20	131,439.20

Residence Valuation

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.900600	840.00	\$38,358	\$630	\$27,292	\$24,579

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0	0	0
Foundation	Concrete		0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Roofing Material	Shake Medium	0	0	630	630.00
Ext Wall Material	Wood/Bevel	0	0	0	0
Roof Type	Gable	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
5 - A	Outbuildings	General Purpose	1.00	1.00	1.00	0.90	1,584	\$22,642	\$0	\$22,642	\$20,391

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	0.90	250	\$3,455	\$0	\$3,455	\$3,112

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	0.90	1,200	\$22,016	\$0	\$22,016	\$19,828

Other Components

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC	
		Category										
		Interior - Floor										
		Concrete Slab							Quantity	Area	Unit Cost	Adj. Cost
		0							0	0	0	0
		Roof Type										
		Gable							0	0	0	0
		0							0	0	0	
		0							0	0	0	
		0							0	0	0	

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
1 - R	Other Improvements	Misc. Improvements	1.00	0.70	1.00	0.90	80	\$2,269	\$0	\$1,588	\$1,430

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Misc. Improvements	1.00	0.70	1.00	0.90	1	\$700	\$0	\$490	\$463

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	0.70	1.00	0.90	220	\$3,300	\$0	\$2,310	\$2,080

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	0.70	1.00	0.90	190	\$2,850	\$0	\$1,995	\$1,797

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	Cov. Porch Gab.R.	1.00	0.70	1.00	0.90	216	\$10,476	\$0	\$7,333	\$6,604

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land		RMV before index
	Residence	Carport	Garage	Other Improvements	Other			Land Class	RMV	
140	\$89,744	\$0	\$24,579	\$55,705	\$170,029	Residential	AF Site	\$10,350		
						Residential	AF Site	\$19,357		
							Total:	<u>\$29,707</u>		

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
159171		15917		\$536,242	3.15	<u>\$70,718</u>	<u>2.59</u>
				<u>\$536,242</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$70,717	\$574,017	\$644,734	\$29,857	\$299,848	\$329,705	\$4,997.93
2024	\$77,082	\$536,242	\$613,324	\$30,752	\$308,843	\$339,595	\$5,178.65