

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>
16001	101	6	B	0107	709300000301

Owner(s): Hannu Family Trust Eatherton Sheralyn Trustee	Situs Address: 88775 Wadsworth Rd Astoria,
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Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	AF Site	Acre	0.84	\$69,100	\$10,350	\$79,450

Land Components

Category	Description
On-Site Utilities	Septic System
Neighborhood	Rural
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Public Water
On-Site Utilities	Electricity
Off-Site Improvement	Public Access

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
143	2003	2003	05/09/2006	rseverson	1.000000	88620	00000	00000	0.886200	1.000000	1.050000

Base Cost Value:	\$185,862
Inventory Adjustment Total:	\$9,881
Adjusted Base Cost:	\$205,530
DRC:	\$182,141
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Fan/Exhaust	1	0	0	0
Ext Wall Material	Vinyl	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	2,333	2	3,500
Roof Type	Complex	0	0		0
Roofing Material	Composition Arch	0	1,326	0	332
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Plumbing	Half Bath	1	0	650	650
Plumbing	Full Bath	2	0	1,600	3,200
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Shower Stall - Door	1	0	0	0

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
Attic					1	1.0								344	344	0.00	0.00	22,143.12	22,143.12
Basement								1			1		663	663	1,326	0.00	33,981.45	42,426.48	76,407.93
First Floor	1	1			1	1.0								1,326	1,326	0.00	0.00	97,671.70	97,671.70

Residence Valuation

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Detached	Unfinished	1.000000	0.886200	480.00	\$18,162	\$0	\$20,977	\$18,590

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0	0	0
Roofing Material	Aluminum Sheet	0	480	0	0
Interior - Floor	Concrete Slab	0	480	0	0

Other Improvements

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	0.40	600	\$6,654	\$0	\$6,654	\$2,662

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	0.40	90	\$1,612	\$0	\$1,612	\$645

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	1.05	1.00	0.89	308	\$4,620	\$0	\$4,851	\$4,299

Residence Valuation

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
143	\$182,141	\$0	\$18,590	\$7,605	\$208,336	Residential	AF Site	<u>\$79,450</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
524017		16001		\$461,902	2.22	<u>\$200,449</u>	<u>2.75</u>
				<u>\$461,902</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$200,449	\$494,441	\$694,890	\$62,399	\$227,837	\$290,236	\$4,465.87
2024	\$218,489	\$461,902	\$680,391	\$64,270	\$234,672	\$298,942	\$4,624.97