Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey	_
16451	101	5	K	3008	71009DC03800	
Owner(s):	Andrews Ray Lynn	Situs Ad	dress:	90530-90528 Lewi	sRd	
				Warrenton,		

Land Valuation

			Lunu	· uruution			
Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.23	\$23,200	\$5,000	\$28,200
		Land Cor	nponents				
(Category			Description			
On-Site Utilities		Septic	System		_		
On-Site Utilities		Gas					
On-Site Improveme	ent	Landsc	ape-Fair				
On-Site Utilities		Cable	Γv				
Off-Site Improveme	ent	Asphal	t-Concrete Street				
Off-Site Improveme	ent	Public	Access				
On-Site Utilities		Public	Water				
On-Site Utilities		Electric	eity				
Neighborhood		Urban					
On-Site Utilities		Telepho	one				
		_					

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Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %		Func	Econ	Overall I	LCM %	LMA %
	120	1930	1961		gbonham	1.000000	65240	00000	00000	0.652400	1.100000	1.580000

Base Cost Value: \$36,720 Inventory Adjustment Total: \$4,167

Adjusted Base Cost: \$71,061 \$46,360

DRC:

Adjudicated Value:

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Electric	0	0		0
Ext Wall Material	Shingle	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Pier	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Floor/Wall Furnace	1	690	2,125	2,125
Interior - Cabinetry	Metal	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	690	0	0
Interior - Wall	Panel	0	0		0
Roof Type	A-Frame	0	0		0
Roofing Material	Composition Arch	0	690	0	242
Windows	Wood	0	0		0
Plumbing	Water Heater (Std)	1	0	300	300
Plumbing	Lavatory	1	0	200	200
Plumbing	Kitchen Sink	1	0	350	350
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Toilet	1	0	200	200

Room Grid

						Full	Half					Area				Base Cost					
Floor Type	Liv	Kit	Din	Fam	Bed	Bth	Bth	Uty	Oth	Grt	Gar	Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total		
First Floor	1	1	0	0	2	1.0	0	0	0	0	0			690	690	0.00	0.00	36,720.10	36,720.10		

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
2	Detached	Unfinished	1.000000	0.652400	418.00	\$12,113	(\$1,338)	\$18,728	\$12,218

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Frame		0	-501.6	-501.60
Interior - Floor	Gravel/Dirt	0	0	-836	-836.00
Exterior Wall	Single	0	0	0	0
Ext Wall Material	Shingle	0	0	0	0
Roofing Material	Composition	0	0	0	0
Roof Type	Gable	0	0	0	0

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Improvement: 2	Stat Class	Year Built	E	ffective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
	120	1930		1961		gbonham	1.000000	65240	00000	00000	0.652400	1.100000	1.580000

Base Cost Value: \$36,391 Inventory Adjustment Total: \$4,132

Adjusted Base Cost: \$70,430 DRC: \$45,949

Adjudicated Value:

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Electric	0	0		0
Ext Wall Material	Shingle	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Pier	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Floor/Wall Furnace	1	680	2,094	2,094
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	680	0	0
Interior - Wall	Panel	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	680	0	238
Windows	Metal	0	0		0
Windows	Single	0	0		0
Windows	Wood	0	0		0
Plumbing	Water Heater (Std)	1	0	300	300
Plumbing	Toilet	1	0	200	200
Plumbing	Lavatory	1	0	200	200
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Kitchen Sink	1	0	350	350

Room Grid

							Full	Half						Aı	ea		Base Cost					
Floo	r Type	Liv	Kit	Din	Fam	Bed	Bth	Bth	Uty	Oth	Grt	Gar	Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total		
First Flo	or	1	1	0	0	1	1.0	0	0	0	0	0			680	680	0.00	0.00	36,391.20	36,391.20		

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Other 1	Improvements
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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 Composite	1.00	1.58	1.00	0.65	500	\$10,000	\$0	\$15,800	\$10,308

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Enclosed Por. 3/4	1.10	1.58	1.00	0.65	300	\$13,479	\$0	\$23,427	\$15,283

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RMV Summary (Before Index)

		Improve		Land				
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index
120	\$46,360	\$0	\$12,218	\$0	\$58,579	Residential	HS	\$28,200
120	\$45,949	\$0	\$0	\$25,591	\$71,540			
Totals:	\$92,309	\$0	\$12,218	\$25,591	\$130,119			

Current RMV

			Land					
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index	
164512		16451		\$139,685	1.95	\$101,536	3.74	
164511		16451		\$114,378	1.95			
				\$254,063	1.95			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$101,535	\$246,663	\$348,198	\$67,311	\$71,967	\$139,278	\$1,806.05
2024	\$105,597	\$254,063	\$359,660	\$69,330	\$74,126	\$143,456	\$1,861.44

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