

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>
16486	101	5	K	1017	71009DC05900

Owner(s): Brockey Tracy M Freeman Investment Trust	Situs Address: 90466 Lewis Rd Warrenton,
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Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.12	\$22,100	\$5,000	\$27,100

Land Components

Category	Description
Off-Site Improvement	Public Access
On-Site Utilities	Electricity
Off-Site Improvement	Gravel-Dirt Street
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Public Water
On-Site Improvement	Landscape-Fair
On-Site Utilities	Telephone
Neighborhood	Rural
On-Site Utilities	Gas
On-Site Utilities	Cable Tv
On-Site Utilities	Septic System

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
130	1963	2008		gbonham	1.000000	91430	00000	00000	0.914300	1.100000	1.390000

Base Cost Value:	\$62,138
Inventory Adjustment Total:	\$7,486
Adjusted Base Cost:	\$106,455
DRC:	\$97,332
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
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Floor/Wall Furnace	0	1,006	3	2,666
Heating Accessory	Gas Stove w/flue	1	0	2,270	2,270
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	898	0	0
Roof Type	Gable	0	0		0
Roofing Material	Built-Up	0	1,006	0	0
Windows	Vinyl	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Self Exh Range/Grill	1	0	550	550
Foundation	Concrete	0	0		0
Foundation	Masonry	0	0		0
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Wall	Panel	0	0		0
Interior - Wall	Wood	0	0		0
Plumbing	Lavatory	1	0	250	250
Plumbing	Toilet	1	0	250	250
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Bath Tub - Shower	1	0	750	750

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	2	1.0	0	0	0	0	0			1,006	1,006	0.00	0.00	62,137.88	62,137.88

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Wood Deck Composite	1.00	1.39	1.00	0.91	244	\$4,880	\$0	\$6,783	\$6,202

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Deck Rails Plain	1.00	1.39	1.00	0.91	62	\$843	\$0	\$1,172	\$1,072

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
130	\$97,332	\$0	\$0	\$7,273	\$104,605	Residential	HS	<u>\$27,100</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
164861		16486		\$204,247	1.95	<u>\$97,575</u>	<u>3.74</u>
				<u>\$204,247</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$97,575	\$199,426	\$297,001	\$44,172	\$76,262	\$120,434	\$1,532.45
2024	\$101,478	\$204,247	\$305,725	\$45,497	\$78,549	\$124,046	\$1,581.42