

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>
16498	101	5	K	1017	71009DC07000

Owner(s): **Burg Michael S/Marjorie P**

Situs Address: **90452 Lewis Rd
Warrenton,**

Land Valuation

<u>Site Fragment</u>	<u>Land Use</u>	<u>Land Class</u>	<u>Base Type</u>	<u>Size in Acres</u>	<u>Base Value</u>	<u>Adjustments</u>	<u>Base Land RMV</u>
	Residential	HS	Acre	0.12	\$22,312	\$4,788	\$27,100

Land Components

<u>Category</u>	<u>Description</u>
On-Site Utilities	Gas
On-Site Utilities	Electricity
On-Site Utilities	Cable Tv
Off-Site Improvement	Public Access
On-Site Improvement	Landscape-Fair
Off-Site Improvement	Gravel-Dirt Street
On-Site Utilities	Telephone
Neighborhood	Rural
On-Site Utilities	Public Water
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 %
120	1962	1980		gbonham	1.000000	7695	0000	0000	0.769500	1.100000	1.580000

Base Cost Value:	\$44,153
Inventory Adjustment Total:	\$4,869
Adjusted Base Cost:	\$85,201
DRC:	\$65,562
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
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	916	2,519	2,519
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	916	0	0
Interior - Wall	Panel	0	0		0
Roof Type	Shed	0	0		0
Roofing Material	Built-Up	0	916	0	0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Deluxe Range	1	0	550	550
Windows	Wood	0	0		0
Windows	Vinyl	0	0		0
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Lavatory	1	0	200	200
Plumbing	Kitchen Sink	1	0	350	350
Plumbing	Toilet	1	0	200	200
Plumbing	Water Heater (Std)	1	0	300	300

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	1	1.0	0	0	1	0	0	916	916	0.00	0.00	44,153.24	44,153.24		

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
2	Attached	Unfinished	1.000000	0.769500	300.00	\$9,758	(\$960)	\$15,291	\$11,766

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Gravel/Dirt	0	0	-600	-600.00
Ext Wall Material	Shingle	0	0	0	0
Foundation	Frame	0	0	-360	-360.00
Roof Type	Shed	0	0	0	0
Exterior Wall	Double	0	0	0	0
Roofing Material	Built-Up	0	0	0	0

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 - A	Outbuildings	Multi-Purpose	1.00	1.00	1.00	0.77	60	\$1,075	\$0	\$1,075	\$827

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	0.77	120	\$1,877	\$0	\$1,877	\$1,444

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	1.58	1.00	0.77	268	\$4,020	\$0	\$6,352	\$4,888

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
2 - R	Other Improvements	Fence Split Rail	1.00	1.58	1.00	0.77	170	\$1,530	\$0	\$2,417	\$1,860

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Canopy Roof	1.00	1.58	1.00	0.77	68	\$680	\$0	\$1,074	\$827

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
120	\$65,562	\$0	\$11,766	\$9,846	\$87,174	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
164981		16498		\$166,923	1.91	\$84,848	3.13
				\$166,923			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2021	\$66,287	\$121,776	\$188,063	\$41,637	\$40,854	\$82,491	\$1,061.09
2022	\$84,847	\$166,923	\$251,770	\$42,886	\$42,079	\$84,965	\$1,084.88