

# 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>
16619	401	5	ME	3006	71010B001901

Owner(s): **Davis Michael Steven**  
**Davis Shanna Ruth**

Situs Address: **32608 Turlay Ln**  
**Warrenton,**

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	dd. Acres Reside	Acre	1.00	\$13,000	\$0	\$13,000
	Residential	HS	Acre	1.00	\$48,000	\$4,000	\$52,000

### Land Components

Category	Description
Site Adjustments	View Fair
Off-Site Improvement	Gravel-Dirt Street
On-Site Utilities	Electricity
On-Site Utilities	Gas
Site Adjustments	Med/Light Traffic
On-Site Improvement	Landscape-Fair
Off-Site Improvement	Public Access
On-Site Utilities	Public Water
Site Adjustments	Top-Med/Light
Neighborhood	Rural
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 %
141	1982	2000		rseverson	1.000000	86680	00000	00000	0.866800	1.000000	0.820000

Base Cost Value:	\$178,669
Inventory Adjustment Total:	\$21,325
Adjusted Base Cost:	\$163,995
DRC:	\$142,151
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Cedar/Redwood	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	2,147	2	3,929
Heating Accessory	Stacked Fireplace	1	0	6,830	6,830
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	2,552	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,742	0	436
Interior - Ceiling	Standard	0	0		0
Interior - Ceiling	Vaulted	0	0		0
Windows	Double	0	0		0
Windows	Metal	0	0		0
Built-in Appliances	Self Exh Cktp/Grill	1	0	700	700
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Oven/Double	1	0	1,800	1,800
Built-in Appliances	Electric	0	0		0
Plumbing	Lavatory	4	0	350	1,400
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Laundry Tub	1	0	350	350
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Toilet	3	0	300	900
Plumbing	Shower Stall - Fiberglass	2	0	1,350	2,700

## 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
Basement	0	0	0	1	0	1.0	0	0	1	0	0	100	0	810	910	4,210.12	0.00	55,176.24	59,386.36
First Floor	1	1	1	0	3	2.0	0	0	0	0	1			1,742	1,742	0.00	0.00	119,282.90	119,282.90

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Low Cost	1.000000	0.766800	930.00	\$51,183	\$1,505	\$43,203	\$33,128

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Cedar/Redwood	0	0	0	0
Exterior Wall	Double	0	0	0	0
Garage Component	Garage Door Opener	2	0	450	900.00
Interior - Floor	Concrete Slab	0	0	0	0
Foundation	Concrete		0	0	0
Roof Type	Gable	0	0	0	0
Roofing Material	Shake Medium	0	0	604.5	604.50

### Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Drive Exposed Agg	1.00	0.82	1.00	0.87	500	\$2,000	\$0	\$1,640	\$1,422

## 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	0.87	1,800	\$30,644	\$0	\$30,644	\$26,562

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Garden Greenhouse	1.00	0.82	1.00	0.87	448	\$13,709	\$0	\$11,241	\$9,744

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - A	Outbuildings	Machine Shed	1.00	1.00	1.00	0.87	480	\$6,303	\$0	\$6,303	\$5,463

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	0.87	288	\$6,368	\$0	\$6,368	\$5,520

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	0.82	1.00	0.87	856	\$17,120	\$0	\$14,038	\$12,168

## Residence Valuation

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### 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	0.82	1.00	0.87	375	\$18,188	\$0	\$14,914	\$12,927

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Patio Stamped Con	1.00	0.82	1.00	0.87	279	\$1,953	\$0	\$1,601	\$1,388

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Asphalt Drive	1.00	0.82	1.00	0.87	7,250	\$21,750	\$0	\$17,835	\$15,459

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### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
141	\$142,151	\$0	\$33,128	\$90,654	\$265,933	Residential	Add. Acres Residen	\$13,000
						Residential	HS	\$52,000
							Total:	<u>\$65,000</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
166191		16619		\$682,145	2.57	<u>\$218,562</u>	<u>3.67</u>
				<u>\$682,145</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$218,561	\$730,450	\$949,011	\$72,864	\$357,333	\$430,197	\$5,644.74
2024	\$238,232	\$682,145	\$920,377	\$75,049	\$368,052	\$443,101	\$5,815.79

### Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
201901405	02/23/2019	\$525,000	33	Yes	Primary	16619	71010B001901
					Additional	16618	71010B001900