

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>
16623	409	5	ME	3006	71010B002101

Owner(s): **Thompson Danielle E Tr
Thompson Danielle E Trust** Situs Address: **32557 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	dd. Acres Reside	Acre	2.65	\$34,450	(\$30,474)	\$3,976
	Residential	HS	Acre	1.00	\$48,130	\$2,500	\$50,630

Land Components

Category	Description
Site Adjustments	Med/Light Traffic
On-Site Improvement	Landscape-Fair
Site Adjustments	Top-Med/Light
On-Site Utilities	Septic System
On-Site Utilities	Public Water
Off-Site Improvement	Public Access
Neighborhood	Rural
On-Site Utilities	Electricity
Off-Site Improvement	Gravel-Dirt Street

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
199	1991	1991	04/02/2009	gbonham	1.000000	81760	00000	00000	0.817600	1.000000	.850000

Base Cost Value:	\$77,356
Inventory Adjustment Total:	\$2,706
Adjusted Base Cost:	\$68,052
DRC:	\$55,640
Adjudicated Value:	

Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Gr	Gar	Area				Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor	1	1	1		3	2.0		1			1			1,782	1,782	0.00	0.00	77,355.74	77,355.74

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Detached	Unfinished	1.000000	0.817600	672.00	\$23,204	\$1,478	\$23,078	\$18,868

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roof Type	Gable	0	0	0	0
Roofing Material	Enamel Sheet	0	672	2.2	1478.40
Foundation	Concrete	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Exterior Wall	Double	0	0	0	0
Ext Wall Material	Vinyl	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
All - R	Other Improvements	Wood Deck Treated	1.00	0.85	1.00	0.82	896	\$13,440	\$0	\$11,424	\$9,340

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
2 - R	Other Improvements	Enclosed Por. 3/4	1.00	0.85	1.00	0.82	49	\$1,853	\$0	\$1,575	\$1,288

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Asphalt Drive	1.00	0.85	1.00	0.82	3,085	\$9,255	\$0	\$7,867	\$6,432

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
199	\$55,640	\$0	\$18,868	\$17,060	\$91,568	Residential	Add. Acres Residen	\$13,000
						Residential	Add. Acres Residen	\$3,976
						Residential	HS	\$50,630
							Total:	<u><u>\$67,606</u></u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
525022		16623		\$234,880	2.57	<u><u>\$227,322</u></u>	<u><u>3.67</u></u>
				<u><u>\$234,880</u></u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$227,321	\$251,615	\$478,936	\$78,492	\$102,571	\$181,063	\$2,414.13
2024	\$247,780	\$234,880	\$482,660	\$80,846	\$105,648	\$186,494	\$2,486.12