

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
17431	101	5	D	1006	71021DB05500

Owner(s): **Rawson Ronald C**
Gagliardo Kajsa Mar

Situs Address: **89576 Manion Dr**
Warrenton,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.23	\$47,050	\$9,100	\$56,150

Land Components

Category	Description
Site Adjustments	Med/Light Traffic
Off-Site Improvement	Asphalt-Concrete Street
Site Adjustments	Top-Med/Light
On-Site Utilities	Public Water
Neighborhood	Urban
On-Site Improvement	Landscape-Average
On-Site Utilities	Septic System
Off-Site Improvement	Public Access
Rural	Homesite-Average
On-Site Utilities	Gas
On-Site Utilities	Electricity

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
146	1972	1990	01/24/2014	cmcclary	1.000000	8227	0000	0000	0.822700	1.000000	0.980000

Base Cost Value:	\$121,562
Inventory Adjustment Total:	\$15,941
Adjusted Base Cost:	\$134,752
DRC:	\$110,861
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	1,426	3	3,565
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Vaulted	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,174	0	0
Roof Type	Flat	0	406	0	0
Roof Type	Gable	0	768	0	0
Roofing Material	Shake Medium	0	768	1	576
Roofing Material	Built-Up	0	406	0	0
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Heating Accessory	Wood Stove Hearth - Avg	1	0	2,880	2,880
Heating Accessory	2 Story Chimney	1	0	1,010	1,010
Interior - Wall	Wallpaper	0	0		0
Interior - Wall	Panel	0	0		0
Interior - Wall	Wood	0	0		0
Windows	Metal	0	0		0
Windows	Thermal	0	0		0
Windows	Double	0	0		0
Built-in Appliances	Disposal	1	0	150	150
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Microwave Fan	1	0	450	450
Plumbing	Toilet	2	0	300	600
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Lavatory	2	0	350	700
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Bath Tub - Door	1	0	150	150

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	0	1	1	0	0	1	1	0	0	1			1,174	1,174	0.00	0.00	89,775.30	89,775.30
Second Floor	0	0	0	0	2	1.0	0	0	0	0	0			504	504	0.00	0.00	31,786.24	31,786.24

Residence Valuation

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.823300	644.00	\$31,051	\$961	\$31,372	\$25,829

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roof Type	Gable	0	0	0	0
Foundation	Concrete		0	0	0
Exterior Wall	Double	0	0	0	0
Ext Wall Material	Cedar/Redwood	0	0	0	0
Roofing Material	Composition Arch	0	0	161	161.00
Interior - Floor	Concrete Slab	0	0	0	0
Garage Component	Garage Door Opener	2	0	400	800.00

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	Fencing Cedar 6 ft	1.00	0.98	1.00	0.82	336	\$8,064	\$0	\$7,903	\$6,502

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Fencing Metal Cl 6	1.00	0.98	1.00	0.82	40	\$640	\$0	\$627	\$516

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	0.98	1.00	0.82	336	\$6,720	\$0	\$6,586	\$5,418

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	0.98	1.00	0.82	25	\$500	\$0	\$490	\$403

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 Stairs/Landing	1.00	0.98	1.00	0.82	80	\$1,440	\$0	\$1,411	\$1,161

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	Railings/Metal/Simple	1.00	0.98	1.00	0.82	74	\$2,975	\$0	\$2,915	\$2,398

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/Slab/Gab.R.	1.00	0.98	1.00	0.82	80	\$3,192	\$0	\$3,128	\$2,574

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 Concrete	1.00	0.98	1.00	0.82	798	\$2,394	\$0	\$2,346	\$1,930

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Lean-to-Class 4	1.00	0.98	1.00	0.82	18	\$149	\$0	\$146	\$120

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	0.98	1.00	0.82	900	\$2,700	\$0	\$2,646	\$2,177

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land		RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class		
146	\$110,861	\$0	\$25,829	\$23,198	\$159,888	Residential	HS	<u>\$56,150</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
174311		17431		\$283,534	1.77	<u>\$160,510</u>	<u>2.86</u>
				<u>\$283,534</u>			

Certified Tax Roll Value

<u>Tax Year</u>	<u>Land RMV</u>	<u>Impr RMV</u>	<u>Total RMV</u>	<u>Land AV</u>	<u>Impr AV</u>	<u>Total AV</u>	<u>Total Tax</u>
2021	\$109,190	\$241,874	\$351,064	\$97,791	\$127,814	\$225,605	\$2,901.98
2022	\$160,509	\$283,534	\$444,043	\$100,724	\$131,648	\$232,372	\$2,967.01