

# Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
17595	101	5	M	1006	71022B000600
Owner(s):	Yates Carl Yates Shirley	Situs Address:	89776 Hwy 101 Warrenton,		

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.55	\$43,500	\$5,000	\$48,500

### Land Components

Category	Description
On-Site Utilities	Public Water
On-Site Utilities	Telephone
On-Site Utilities	Septic System
On-Site Utilities	Cable Tv
Off-Site Improvement	Gravel-Dirt Street
On-Site Utilities	Electricity
On-Site Utilities	Gas
Neighborhood	Suburban
Off-Site Improvement	Public Access

# Residence Valuation

Improvement: 1	Stat	Year	Effective	Appraisal	Appraiser	Complete	Phys	Func	Econ	Overall	LCM %	LMA %
	Class	Built										
	130	1962	1981		cmccleary	1.000000	75400	00000	00000	0.754000	1.100000	0.800000
Base Cost Value:												\$95,801
Inventory Adjustment Total:												\$9,701
Adjusted Base Cost:												\$92,842
DRC:												\$70,003
Adjudicated Value:												

## Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Dishwasher	1	0	340	340
Ext Wall Material	Vertical	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	1,848	2	2,864
Heating Accessory	Wood Stove Hearth - Avg	1	0	2,600	2,600
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	1,320	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,848	0	647
Windows	Wood	0	0		0
Plumbing	Toilet	2	0	250	500
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Lavatory	2	0	250	500
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Bath Tub - Shower	2	0	750	1,500

## 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	2.0	0	0	0	0	1			1,848	1,848	0.00	0.00	95,801.04	95,801.04

## Other Improvements

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. 1/2	1.10	0.80	1.00	0.75	240	\$6,050	\$0	\$5,324	\$4,015

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 Shed Conv.	1.00	0.80	1.00	0.75	352	\$5,104	\$0	\$4,083	\$3,079

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Cov. Porch Gab.R.	1.10	0.80	1.00	0.75	105	\$5,093	\$0	\$4,481	\$3,379

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
130	\$70,003	\$0	\$0	\$10,472	\$80,475	Residential	HS	\$48,500

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
175951		17595		\$183,839	2.28	\$194,724	4.01
				\$183,839			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	\$194,724	\$196,922	\$391,646	\$72,769	\$93,402	\$166,171	\$1,794.02
2025	\$194,724	\$183,839	\$378,563	\$74,952	\$96,204	\$171,156	\$1,860.47