

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>
17924	401	5	D	1006	71028AC00300

Owner(s):	Garrett Scott L Garrett Judith Anita Garrett Living Trust	Situs Address: 89258 Manion Dr Warrenton,
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Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	1.94	\$152,600	\$84,100	\$236,700

Land Components

Category	Description
Off-Site Improvement	Public Access
On-Site Improvement	Landscape-Average
Site Adjustments	Top-Med/Light
Site Adjustments	Med/Light Traffic
Rural	Homesite-Average
On-Site Utilities	Gas
On-Site Utilities	Electricity
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Public Water
Neighborhood	Urban
Site Adjustments	View-Average
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 %
146	1954	1973		vfagan	1.000000	71880	00000	00000	0.718800	1.000000	0.980000

Base Cost Value:	\$249,136
Inventory Adjustment Total:	\$55,560
Adjusted Base Cost:	\$298,602
DRC:	\$214,635
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	3,467	2	5,894
Interior - Accessory	Elevator Conventional	1	0	26,000	26,000
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	3,760	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	3,183	0	796
Ext Wall Material	Shingle	0	0		0
Ext Wall Material	Cedar/Redwood	0	0		0
Heating Accessory	Wood Stove Hearth - Avg	1	0	2,880	2,880
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Windows	Thermal	0	0		0
Windows	Vinyl	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	Oven/Single	1	0	610	610
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Cooktop	1	0	470	470
Plumbing	Shower Stall - Tile	5	0	2,050	10,250
Plumbing	Lavatory	6	0	350	2,100
Plumbing	Toilet	5	0	300	1,500

Residence Valuation

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400

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	1	3	4.0	0	1	0	0	0			3,183	3,183	0.00	0.00	194,142.85	194,142.85
Second Floor	1	0	0	0	1	1.0	0	0	1	0	0			565	565	0.00	0.00	34,443.40	34,443.40

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Detached	Unfinished	1.000000	0.718800	624.00	\$28,153	\$956	\$28,527	\$20,505

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Concrete Slab	0	0	0	0
Exterior Wall	Double	0	0	0	0
Foundation	Concrete		0	0	0
Roofing Material	Composition Arch	0	0	156	156.00
Ext Wall Material	Cedar/Redwood	0	0	0	0
Roof Type	Gable	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	Patio Flagstone/Sand	1.00	0.98	1.00	0.72	435	\$2,828	\$0	\$2,771	\$1,992

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	Asphalt Drive	1.00	0.98	1.00	0.72	3,900	\$11,700	\$0	\$11,466	\$8,242

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	0.98	1.00	0.72	1,005	\$15,075	\$0	\$14,774	\$10,619

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 P APC Slab	1.00	0.98	1.00	0.72	88	\$0	\$0	\$0	\$0

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	0.98	1.00	0.72	174	\$8,439	\$0	\$8,270	\$5,945

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	0.98	1.00	0.72	81	\$3,929	\$0	\$3,850	\$2,767

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 - R	Other Improvements	Patio Flagstone/Sand	1.00	0.98	1.00	0.72	104	\$676	\$0	\$662	\$476

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Garden Shed Conv.	1.00	0.98	1.00	0.72	20	\$340	\$0	\$333	\$240

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Wood Deck Stairs/Landing	1.00	0.98	1.00	0.72	84	\$1,512	\$0	\$1,482	\$1,065

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Generator/Electrical	1.00	0.98	1.00	0.72	1	\$0	\$0	\$0	\$0

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	\$214,635	\$0	\$20,505	\$31,345	\$266,486	Residential	HS	<u>\$236,700</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
179241		17924		\$597,519	2.24	<u>\$942,679</u>	<u>4.34</u>
				<u>\$597,519</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$942,679	\$639,992	\$1,582,671	\$297,741	\$342,817	\$640,558	\$8,216.97
2024	\$1,027,520	\$597,519	\$1,625,039	\$306,673	\$353,101	\$659,774	\$8,477.48