

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>
1801	641	2	N5	1004	409270000100

Owner(s): **Cornes Deborah**
Cornes Michael

Situs Address:

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	4.64	\$25,547	\$6,934	\$32,481
	Residential	Timberland/Resic	Acre	47.27	\$24,817	\$0	\$24,817

Land Components

Category	Description
Off-Site Improvement	Asphalt-Concrete Street
Rural	Homesite-Good
Site Adjustments	Treed Lot
Water Front	River-Creek
Neighborhood	Rural
On-Site Utilities	Gas
Off-Site Improvement	Public Access

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
200	1975	1975			1.000000	72810	00000	00000	0.728100	1.100000	1.000000

Base Cost Value:	\$0
Inventory Adjustment Total:	\$0
Adjusted Base Cost:	\$0
DRC:	\$0
Adjudicated Value:	

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	Multi-Purpose	1.00	1.00	1.00	0.05	360	\$4,313	\$0	\$4,313	\$216

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - A	Outbuildings	General Purpose	1.00	1.00	1.00	0.85	864	\$13,273	\$0	\$13,273	\$12,072

Other Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Electrical	Service 60 amp	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	
200	\$0	\$0	\$0	\$12,288	\$12,288	Residential	HS	\$32,481
						Residential	Timberland/Resid	\$24,817
							Total:	<u>\$57,298</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
538426		1801		\$27,267	2.22	<u>\$251,256</u>	<u>4.78</u>
				<u>\$27,267</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$251,255	\$29,008	\$280,263	\$85,330	\$13,832	\$99,162	\$1,361.42
2024	\$273,869	\$27,267	\$301,136	\$87,889	\$14,246	\$102,135	\$1,413.02