

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>
18928	101	6	D	0403	807030000801

Owner(s): **Miller Jonathan C**

Situs Address: **94134 Jackson Rd
Astoria,**

Land Valuation

<u>Site Fragment</u>	<u>Land Use</u>	<u>Land Class</u>	<u>Base Type</u>	<u>Size in Acres</u>	<u>Base Value</u>	<u>Adjustments</u>	<u>Base Land RMV</u>
	Residential	HS	Acre	0.52	\$43,400	\$25,640	\$69,040

Land Components

<u>Category</u>	<u>Description</u>
Neighborhood	Rural

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
120	1953	1953	10/24/2011	cleader	1.000000	6237	0000	0000	0.623700	1.000000	1.000000

Base Cost Value:	\$52,293
Inventory Adjustment Total:	\$6,324
Adjusted Base Cost:	\$58,617
DRC:	\$36,559
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	B & B	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	1,040	2	1,924
Heating Accessory	Wood Stove w/flue	1	0	2,600	2,600
Interior - Floor	Wood Subfloor	0	0		0
Roof Type	Gab Hip	0	0		0
Roofing Material	Composition	0	1,040	0	0
Windows	Vinyl	0	0		0
Windows	Metal	0	0		0
Plumbing	Lavatory	1	0	200	200
Plumbing	Toilet	1	0	200	200
Plumbing	Water Heater (Std)	1	0	300	300
Plumbing	Kitchen Sink	1	0	350	350
Plumbing	Bath Tub - Shower	1	0	750	750

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	1		2	1.0								1,040	1,040	0.00	0.00	48,231.60	48,231.60

Carport

Class	Carport Type	Carport Design	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
2	Detached	Same as House	1.000000	0.947200	360.00	\$8,555.80	(\$720.00)	\$3,917.90	\$3,711.03

Carport Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Gravel/Dirt	0	360	-2	-720.00

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
2	Attached	Unfinished	1.000000	0.423700	320.00	\$11,012	(\$640)	\$10,372	\$4,395

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Composition	0	320	0	0
Interior - Floor	Gravel/Dirt	0	0	-640	-640.00

Residence Valuation

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	1.00	1.00	1.00	0.62	36	\$908	\$0	\$908	\$566

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	1.00	1.00	1.00	0.62	100	\$2,521	\$0	\$2,521	\$1,572

RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Total	Program Type	Land		RMV before index
		Carport	Garage	Other Improvements	Land Class			RMV		
120	\$36,559	\$3,711	\$4,395	\$2,138	\$46,803	Residential	HS	\$69,040		

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
527140		18928		\$111,474	2.38	\$117,607	1.70
				\$111,474			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2021	\$105,952	\$74,998	\$180,950	\$26,693	\$50,478	\$77,171	\$914.98
2022	\$117,606	\$111,474	\$229,080	\$27,493	\$51,992	\$79,485	\$1,216.95