

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>
18968	401	6	D	0403	807040001000

Owner(s):	Situs Address:	
Carlton Blaine W	43007 Penttila Ln	
Carlton Jill D	Astoria,	
Carlton Trust		

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	27.87	\$136,545	\$25,640	\$162,185

Land Components

Category	Description
Neighborhood	Rural

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
140	1984	1984	10/21/2011	cleader	1.000000	77800	00000	00000	0.778000	1.050000	1.000000

Base Cost Value:	\$94,483
Inventory Adjustment Total:	\$8,906
Adjusted Base Cost:	\$108,558
DRC:	\$84,458
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Wood/Bevel	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Masonry	0	0		0
Heating Accessory	Wood Stove w/flue	1	0	2,880	2,880
Interior - Floor	Wood Subfloor	0	1,354	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Complex	0	0		0
Roofing Material	Shake Medium	0	1,354	1	1,016
Built-in Appliances	Disposal	1	0	150	150
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Hood Fan	1	0	280	280
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Gas	0	0		0
Plumbing	Bath Tub - W/O Shower	1	0	600	600
Plumbing	Lavatory	2	0	350	700
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Toilet	2	0	300	600
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	1	0	2	2.0	0	0	1	0	0			1,366	1,366	0.00	0.00	99,749.70	99,749.70

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	Wood Deck Treated	1.00	1.00	1.00	0.78	1,155	\$17,325	\$0	\$17,325	\$13,479

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - A	Outbuildings	Utility Building	1.00	1.00	1.00	0.96	2,400	\$32,561	\$5,364	\$37,925	\$36,325

Other Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Electrical	Service 200 amp	1	0	1300	1300.00
Interior-Floor-Loft	Plank Flooring	0	960	3.65	3504.00
Electrical	Wiring per outlet 110 volts	8	0	70	560.00

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
140	\$84,458	\$0	\$0	\$49,803	\$134,261	Residential	HS	<u>\$162,185</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
189681		18968		\$287,581	2.14	<u>\$325,728</u>	<u>2.19</u>
				<u>\$287,581</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$325,727	\$308,001	\$633,728	\$98,408	\$141,772	\$240,180	\$3,649.09
2024	\$355,043	\$287,581	\$642,624	\$101,360	\$146,025	\$247,385	\$3,769.80

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code	Multiple Accounts	Account ID	TaxMapKey
200510089	08/22/2005	\$245,000		Yes	Primary 18968	807040001000
					Additional 18967	807040001000