

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>
19137	641	6	D	0403	807150000800

Owner(s): **Knapp Violet**

Situs Address: **93159 Brownsmead Hill Rd
Astoria,**

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	5.00	\$40,038	\$0	\$40,038
	Residential	HS	Acre		\$0	\$25,640	\$25,640

Land Components

Category	Description
Off-Site Improvement	Public Access
On-Site Utilities	Public Water
Neighborhood	Rural
On-Site Utilities	Electricity
Off-Site Improvement	Asphalt-Concrete Street
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 %
140	1978	1996	10/14/2011	cleader	1.000000	84460	00000	00000	0.844600	1.050000	1.000000

Base Cost Value:	\$107,646
Inventory Adjustment Total:	\$12,930
Adjusted Base Cost:	\$126,605
DRC:	\$106,931
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
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	1,518	2	2,581
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,518	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Hip	0	0		0
Roofing Material	Composition Arch	0	1,518	0	380
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Heating Accessory	Wood Stove w/flue	1	0	2,880	2,880
Windows	Vinyl	0	0		0
Windows	Double	0	0		0
Built-in Appliances	Hood Fan	1	0	280	280
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Electric	0	0		0
Plumbing	Bath Tub - W/O Shower	1	0	600	600
Plumbing	Toilet	2	0	300	600
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Lavatory	2	0	350	700
Plumbing	Water Heater (Std)	1	0	400	400

Residence Valuation

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	1	2	1.0	1	0	0	0	1			1,518	1,518	0.00	0.00	107,646.10	107,646.10

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Low Cost	1.000000	0.744600	570.00	\$27,723	\$543	\$29,678	\$22,099

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0	0	0
Roof Type	Hip	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Garage Component	Garage Door Opener	1	0	400	400.00
Foundation	Concrete		0	0	0
Roofing Material	Composition Arch	0	0	142.5	142.50
Ext Wall Material	B & B	0	0	0	0

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	Feeder Barn	1.00	1.00	1.00	0.74	1,728	\$11,631	\$0	\$11,631	\$8,661

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	Lean-To/Heavy	1.00	1.00	1.00	0.84	240	\$754	\$0	\$754	\$636

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	0.54	96	\$1,719	\$0	\$1,719	\$936

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Lean-To	1.00	1.00	1.00	0.84	72	\$187	\$0	\$187	\$158

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Lean-To	1.00	1.00	1.00	0.84	112	\$291	\$0	\$291	\$246

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	1.00	1.00	0.84	2,607	\$7,821	\$0	\$7,821	\$6,606

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	Patio	1.00	1.00	1.00	0.84	342	\$1,026	\$0	\$1,026	\$867

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - A	Outbuildings	Utility Building	1.00	1.00	1.00	0.92	2,400	\$43,379	\$1,000	\$44,379	\$40,824

Other Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Baked Enamel	0	0	0	0
Roof Type	Gable	0	0	0	0
Electrical	Service 100 amp	1	0	1000	1000.00
Roofing Material	Baked Enamel	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
140	\$106,931	\$0	\$22,099	\$58,934	\$187,963	Residential	HS	\$40,038
						Residential	HS	\$25,640
							Total:	<u>\$65,678</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
191371		19137		\$402,607	2.14	\$131,905	2.19
				<u>\$402,607</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$131,905	\$431,124	\$563,029	\$43,025	\$204,050	\$247,075	\$3,410.26
2024	\$143,776	\$402,607	\$546,383	\$44,316	\$210,171	\$254,487	\$3,534.43