

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
19541	401	6	D	0403	80719DA02600

Owner(s): **McDaniel Charity**
McDaniel Royce

Situs Address: **42885 Hillcrest Loop**
Astoria,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	1.00	\$53,000	\$25,640	\$78,640

Land Components

Category	Description
Neighborhood	Rural
Off-Site Improvement	Asphalt-Concrete Street
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 %
146	1885	1988	09/14/2011	llindberg	1.000000	80240	00000	00000	0.802400	1.050000	1.000000

Base Cost Value:	\$144,784
Inventory Adjustment Total:	\$18,622
Adjusted Base Cost:	\$171,576
DRC:	\$137,673
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Hd Bd	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Masonry	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	2,292	2	3,438
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	2,292	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Enamel Sheet	0	1,716	2	3,604
Windows	Vinyl	0	0		0
Built-in Appliances	Microwave Fan	1	0	450	450
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Disposal	1	0	150	150
Plumbing	Jet Tub	1	0	3,300	3,300
Plumbing	Lavatory	4	0	350	1,400
Plumbing	Toilet	3	0	300	900
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Shower Stall - Fiberglass	3	0	1,350	4,050
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	0	2	2.0	0	1	0	0	0			1,716	1,716	0.00	0.00	117,932.20	117,932.20
Second Floor	0	0	0	0	2	1.0	0	0	0	0	0			576	576	0.00	0.00	34,922.56	34,922.56

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Detached	Unfinished	1.000000	0.799300	572.00	\$26,394	\$4,081	\$31,999	\$25,577

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Enamel Sheet	0	572	2.1	1201.20
Roof Type	Gable	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Foundation	Concrete	0	0	0	0
Exterior Wall	Double	0	0	0	0
Ext Wall Material	Wood/Bevel	0	0	0	0
Heating Accessory	Wood Stove Hearth - Avg	1	0	2880	2880.00

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	Asphalt Drive	1.00	1.00	1.00	0.80	1,350	\$4,050	\$0	\$4,050	\$3,250

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	0.80	520	\$1,560	\$0	\$1,560	\$1,252

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	General Purpose	1.00	1.00	1.00	0.80	696	\$7,409	\$1,580	\$8,989	\$7,213

Other Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Gravel	0	696	0	0
Electrical	Service 200 amp	1	0	1300	1300.00
Electrical	Wiring per outlet 110 volts	4	0	70	280.00

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.	1.05	1.00	1.00	0.80	360	\$17,460	\$0	\$18,333	\$14,710

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Garden Shed Conv.	1.00	1.00	1.00	0.80	140	\$2,170	\$0	\$2,170	\$1,741

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	0.80	144	\$2,160	\$0	\$2,160	\$1,733

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Land Class				
146	\$137,673	\$0	\$25,577	\$29,899	\$193,148	Residential	HS	<u>\$78,640</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
537052		19541		\$413,714	2.14	<u>\$157,938</u>	<u>2.19</u>
				<u>\$413,714</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$157,938	\$200,270	\$358,208	\$80,905	\$135,953	\$216,858	\$2,993.18
2024	\$172,152	\$413,714	\$585,866	\$83,332	\$178,146	\$261,478	\$3,631.52

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
201909237	11/26/2019	\$300,000	30	Yes	Primary	19541	80719DA02600
					Additional	61020	80719DA02605
201701980	03/13/2017	\$300,000	10	Yes	Primary	19542	80719DA02600
					Additional	19544	80719DA02700
					Additional	19541	80719DA02600
					Additional	19543	80719DA02700
200411687	09/24/2004	\$259,900	30	Yes	Primary	19542	80719DA02600
					Additional	19544	80719DA02700
					Additional	19543	80719DA02700
					Additional	19541	80719DA02600