

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>
19663	101	6	D	0403	80720BC01200

Owner(s): **LIndstrom Matthew C**

Situs Address: **42884 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	0.53	\$43,600	\$25,640	\$69,240

Land Components

Category	Description
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Public Water
On-Site Utilities	Septic System
On-Site Utilities	Electricity
Neighborhood	Rural
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 %
140	1968	1968	09/09/2011	llindberg	1.000000	7011	0000	0000	0.701100	1.050000	1.000000

Base Cost Value:	\$99,334
Inventory Adjustment Total:	\$10,933
Adjusted Base Cost:	\$115,781
DRC:	\$81,174
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	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Forced Air	0	1,358	3	3,504
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,358	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Hip	0	0		0
Roofing Material	Composition Arch	0	1,358	0	340
Windows	Single	0	0		0
Windows	Metal	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Hood Fan	1	0	280	280
Plumbing	Bath Tub - W/O Shower	1	0	600	600
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Lavatory	2	0	350	700
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Toilet	2	0	300	600

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	3	1.0	1	1	0	0	1			1,358	1,358	0.00	0.00	99,334.10	99,334.10

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Low Cost	1.000000	0.701100	420.00	\$22,281	\$105	\$23,505	\$16,479

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Composition Arch	0	0	105	105.00
Exterior Wall	Double	0	0	0	0
Foundation	Concrete	0	0	0	0
Roof Type	Hip	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Ext Wall Material	Wood/Bevel	0	0	0	0

Residence Valuation

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Detached	Unfinished	1.000000	0.869100	576.00	\$20,683	\$0	\$23,785	\$20,672

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Composition	0	576	0	0

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	0.70	280	\$840	\$0	\$840	\$589

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Drive Concrete	1.00	1.00	1.00	0.70	1,125	\$3,375	\$0	\$3,375	\$2,366

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - A	Outbuildings	Lean-to/light	1.00	1.00	1.00	0.70	98	\$392	\$0	\$392	\$275

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - A	Outbuildings	Multi-Purpose	1.00	1.00	1.00	0.70	168	\$2,885	\$0	\$2,885	\$2,022

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	\$81,174	\$0	\$37,151	\$5,252	\$123,577	Residential	HS	<u>\$69,240</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
196631		19663		\$294,330	2.38	<u>\$117,947</u>	<u>1.70</u>
				<u>\$294,330</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2021	\$106,258	\$214,884	\$321,142	\$48,118	\$146,709	\$194,827	\$2,173.23
2022	\$117,947	\$294,330	\$412,277	\$49,561	\$151,110	\$200,671	\$2,797.22