

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>
19986	101	6	D	0403	80816C000600

Owner(s):	Situs Address:
Panek Stephen Panek Bonnie Biron Caitlin	39680 Burnside Loop Astoria,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.56	\$43,621	\$0	\$43,621
	Residential	HS	Acre		\$0	\$32,640	\$32,640

Land Components

Category	Description
On-Site Utilities	Electricity
Neighborhood	Rural
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Public Water
Off-Site Improvement	Public Access
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	1967	1967	10/10/2012	cleader	1.000000	68520	00000	00000	0.685200	1.050000	1.000000

Base Cost Value:	\$136,790
Inventory Adjustment Total:	\$15,055
Adjusted Base Cost:	\$159,438
DRC:	\$109,247
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Oil	0	0		0
Heating & Cooling	Forced Air	0	2,079	2	3,888
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	2,079	0	0
Roof Type	Gable	0	0		0
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Heating Accessory	Wood Stove w/flue	1	0	2,880	2,880
Interior - Wall	Panel	0	0		0
Interior - Wall	Dry Wall	0	0		0
Roofing Material	Built-Up	0	288	0	0
Roofing Material	Composition Arch	0	1,791	0	448
Windows	Metal	0	0		0
Windows	Double	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Self Exh Range/Grill	1	0	680	680
Built-in Appliances	Electric	0	0		0
Ext Wall Material	Brick Veneer	0	0		0
Ext Wall Material	Wood/Bevel	0	0		0
Ext Wall Material	Shingle	0	0		0
Plumbing	Toilet	2	0	300	600
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Water Heater (Std)	1	0	400	400

Residence Valuation

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Lavatory	2	0	350	700

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	0			2,079	2,079	0.00	0.00	136,790.05	136,790.05

Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - A	Outbuildings	General Purpose	1.00	1.00	1.00	0.69	1,200	\$17,410	\$1,460	\$18,870	\$12,930

Other Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Concrete Slab	0	1200	0	0
Electrical	Service 60 amp	1	0	900	900.00
Electrical	Wiring per outlet 110 volts	8	0	70	560.00

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	0.69	428	\$6,420	\$0	\$6,420	\$4,399

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	0.69	3,707	\$11,121	\$0	\$11,121	\$7,620

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	Cov.Porch/Slab/Simp.	1.05	1.00	1.00	0.69	64	\$2,342	\$0	\$2,460	\$1,685

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	W Deck w/Light Cover	1.00	1.00	1.00	0.69	64	\$1,952	\$0	\$1,952	\$1,338

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	0.69	96	\$384	\$0	\$384	\$263

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	\$109,247	\$0	\$0	\$28,235	\$137,481	Residential	HS	\$43,621
						Residential	HS	\$32,640
							Total:	\$76,261

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
199861		19986		\$335,502	2.44	\$149,393	2.14
				\$335,502			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$149,393	\$359,678	\$509,071	\$91,209	\$152,087	\$243,296	\$3,358.09
2024	\$162,838	\$335,502	\$498,340	\$93,945	\$156,649	\$250,594	\$3,480.38

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
202306028	11/10/2023	\$375,000	34	Yes	Primary	19986	80816C000600
					Additional	20050	80816DC00400