

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>
20026	401	6	D	0403	80816DB00102

Owner(s):	Anderson Aaron Anderson Kimberly	Situs Address: 92995 Maritime Rd Astoria,
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Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	3.61	\$82,440	\$105,640	\$188,080

Land Components

Category	Description
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Septic System
Off-Site Improvement	Public Access
Neighborhood	Rural
On-Site Utilities	Public Water
Site Adjustments	View-Good
On-Site Utilities	Electricity

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
140	1953	1972	01/01/2002	cmccleary	1.000000	71390	00000	00000	0.713900	1.050000	1.000000

Base Cost Value:	\$126,296
Inventory Adjustment Total:	\$17,141
Adjusted Base Cost:	\$150,609
DRC:	\$107,520
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Block	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Oil	0	0		0
Heating & Cooling	Hot Water Baseboard	0	1,877	4	6,851
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Interior - Floor	Wood Subfloor	0	1,877	0	0
Interior - Wall	Plaster	0	1,877	0	0
Roof Type	Shed	0	1,877	0	0
Roofing Material	Built-Up	0	1,877	0	0
Built-in Appliances	Range/Drop-In	1	0	680	680
Built-in Appliances	Dishwasher	1	0	480	480
Plumbing	Toilet	3	0	300	900
Plumbing	Kitchen Sink	2	0	450	900
Plumbing	Bath Tub - W/O Shower	1	0	600	600
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Lavatory	2	0	350	700
Plumbing	Shower Stall - Tile	1	0	2,050	2,050

Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Gr	Gar	Area				Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor	1	1	0	0	2	2.0	0	0	1	0	0			1,877	1,877	0.00	0.00	126,296.15	126,296.15

Residence Valuation

Carport

Class	Carport Type	Carport Design	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Flat	1.000000	0.834700	800.00	\$16,405.00	(\$1,600.00)	\$17,025.75	\$14,211.39

Carport Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Gravel/Dirt	0	800	-2	-1600.00

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Low Cost	1.000000	0.713900	576.00	\$27,940	\$0	\$29,337	\$20,944

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Built-Up	0	576	0	0

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Detached	Unfinished	1.000000	0.834700	1280.00	\$50,345	\$0	\$52,863	\$44,124

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Built-Up	0	1280	0	0

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	Drive Concrete	1.00	1.00	1.00	0.71	636	\$1,908	\$0	\$1,908	\$1,362

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	0.71	1,381	\$20,715	\$0	\$20,715	\$14,788

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	0.71	152	\$456	\$0	\$456	\$326

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 Exposed Agg	1.00	1.00	1.00	0.71	391	\$1,564	\$0	\$1,564	\$1,117

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Canopy Roof	1.00	1.00	1.00	0.71	300	\$3,000	\$0	\$3,000	\$2,142

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	Garden Shed Conv.	1.00	1.00	1.00	0.71	192	\$2,880	\$0	\$2,880	\$2,056

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	0.71	300	\$4,500	\$0	\$4,500	\$3,213

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Lean-To/Heavy	1.00	1.00	1.00	0.71	112	\$352	\$0	\$352	\$251

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	0.71	5,000	\$15,000	\$0	\$15,000	\$10,709

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	\$107,520	\$14,211	\$65,068	\$35,962	\$222,762	Residential	HS	<u>\$188,080</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
200261		20026		\$477,145	2.14	<u>\$377,735</u>	<u>2.19</u>
				<u>\$477,145</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$377,734	\$511,096	\$888,830	\$80,198	\$213,486	\$293,684	\$4,053.59
2024	\$411,731	\$477,145	\$888,876	\$82,603	\$219,890	\$302,493	\$4,201.15