

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>
20202	401	6	C	0103	80819BD00300

Owner(s):	Highfield Roxie F Highfield Barbara J	Situs Address: 92757 Claremont 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	0.52	\$26,000	\$12,450	\$38,450

Land Components

Category	Description
Neighborhood	Rural

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
131	1957	1976	10/24/2012	cleader	1.000000	73370	00000	00000	0.733700	1.100000	1.000000

Base Cost Value:	\$111,306
Inventory Adjustment Total:	\$13,528
Adjusted Base Cost:	\$137,318
DRC:	\$100,750
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Electric	0	0		0
Ext Wall Material	Wood/Shake	0	0		0
Exterior Wall	Double	0	0		0
Heating & Cooling	Forced Air	0	1,203	2	2,887
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	1,203	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,203	0	421
Foundation	Masonry	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Solid	0	0		0
Heat & Cool Fuel	Oil	0	0		0
Interior - Wall	Dry Wall	0	0		0
Interior - Wall	Panel	0	0		0
Heating Accessory	Wood Stove Hearth - Avg	1	0	2,600	2,600
Heating Accessory	Single Fireplace	1	0	2,690	2,690
Heating Accessory	1 Story Chimney	1	0	630	630
Windows	Wood	0	0		0
Windows	Vinyl	0	0		0
Windows	Metal	0	0		0
Plumbing	Bath Tub - W/O Shower	1	0	500	500
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Shower Stall - Tile	1	0	2,050	2,050
Plumbing	Lavatory	2	0	250	500
Plumbing	Toilet	2	0	250	500
Plumbing	Water Heater (Std)	1	0	350	350

Residence Valuation

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
Basement	0	0	0	0	0	0	0	1	0	0	0	1,107	0	0	1,107	35,709.98	0.00	0.00	35,709.98
First Floor	1	1	0	0	3	2.0	0	0	0	0	0			1,203	1,203	0.00	0.00	70,013.94	70,013.94

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Detached	Unfinished	1.000000	0.755700	576.00	\$26,529	\$3,571	\$30,100	\$22,747

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Wood/Shake	0	0	0	0
Foundation	Masonry		0	0	0
Heating Accessory	Wood Stove w/flue	1	0	2880	2880.00
Interior - Floor	Concrete Slab	0	0	0	0
Roof Type	Gable	0	0	0	0
Roofing Material	Wood Shingle	0	0	691.2	691.20
Exterior Wall	Single	0	0	0	0

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Detached	Unfinished	1.000000	0.733700	484.00	\$18,267	(\$700)	\$19,324	\$14,178

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	No Door, 8' Ft.	1	0	-700	-700.00
Roofing Material	Composition	0	484	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
3 - R	Other Improvements	Cov.Porch/Slab/Simp.	1.10	1.00	1.00	0.73	128	\$4,685	\$0	\$5,153	\$3,781

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	0.73	220	\$880	\$0	\$880	\$646

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	0.38	668	\$7,275	\$0	\$7,275	\$2,791

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 Flagstone/Sand	1.00	1.00	1.00	0.73	231	\$1,502	\$0	\$1,502	\$1,102

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	0.40	3,014	\$9,042	\$0	\$9,042	\$3,617

Residence Valuation

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Patio	1.00	1.00	1.00	0.73	44	\$132	\$0	\$132	\$97

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 Composite	1.00	1.00	1.00	0.87	216	\$4,320	\$0	\$4,320	\$3,755

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
131	\$100,750	\$0	\$36,924	\$15,788	\$153,462	Residential	HS	\$38,450

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
202021		20202		\$353,767	2.31	\$76,669	2.17
				\$353,767			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$76,668	\$378,960	\$455,628	\$36,566	\$141,162	\$177,728	\$2,633.22
2024	\$83,569	\$353,767	\$437,336	\$37,662	\$145,396	\$183,058	\$2,728.77

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
201308523	10/03/2013	\$208,000	30	Yes	Primary	20202	80819BD00300
					Additional	20208	80819BD00800
					Additional	20200	80819BD00200