

# 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>
20274	401	6	C	0103	808200000602

Owner(s):	Hansen Nicholas A Hansen Carol R	Situs Address:	40114 Hwy 30 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	\$24,900	\$24,900
	Residential	HS	Acre	5.00	\$74,480	\$0	\$74,480

### Land Components

Category	Description
On-Site Utilities	Gas
Off-Site Improvement	Private Access
On-Site Utilities	Electricity
Off-Site Improvement	Gravel-Dirt Street
Neighborhood	Rural

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
130	2008	2008	01/20/2009	jlong	1.000000	91440	00000	00000	0.914400	1.100000	1.000000

Base Cost Value:	\$90,044
Inventory Adjustment Total:	\$7,781
Adjusted Base Cost:	\$107,608
DRC:	\$98,396
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Basic Set	1	0	1,200	1,200
Ext Wall Material	T1-11	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	1,704	2	2,726
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Floor	Wood Subfloor	0	1,704	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,728	0	605
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Plumbing	Full Bath	2	0	1,250	2,500
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Water Heater (Std)	1	0	350	350

### 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	1		3	2.0		1		1				1,704	1,704	0.00	0.00	90,043.92	90,043.92

## Residence Valuation

### Carport

Class	Carport Type	Carport Design	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Detached	Same as House	1.000000	0.973300	572.00	\$13,300.36	(\$1,144.00)	\$13,372.00	\$13,014.97

### Carport Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Gravel/Dirt	0	572	-2	-1144.00

### 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	0.91	1,440	\$21,492	\$0	\$21,492	\$19,653

### Other Components

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 Stamped Con	1.00	1.00	1.00	0.91	180	\$1,260	\$0	\$1,260	\$1,152

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 Stamped Con	1.00	1.00	1.00	0.91	465	\$3,255	\$0	\$3,255	\$2,976

## 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/Gab.R.	1.10	1.00	1.00	0.91	24	\$958	\$0	\$1,053	\$963

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-Class 5	1.00	1.00	1.00	0.99	312	\$3,526	\$0	\$3,526	\$3,485

### Other Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Gravel	0	312	0	0

## RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
130	\$98,396	\$13,015	\$0	\$28,229	\$139,640	Residential	HS	\$24,900
						Residential	HS	\$74,480
							Total:	<u>\$99,380</u>

## Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
534285		20274		\$321,904	2.31	<u>\$198,164</u>	<u>2.17</u>
				<u>\$321,904</u>			

### Certified Tax Roll Value

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<u>Tax Year</u>	<u>Land RMV</u>	<u>Impr RMV</u>	<u>Total RMV</u>	<u>Land AV</u>	<u>Impr AV</u>	<u>Total AV</u>	<u>Total Tax</u>
2023	\$198,163	\$344,472	\$542,635	\$12,862	\$86,177	\$99,039	\$1,467.35
2024	\$215,998	\$321,904	\$537,902	\$13,247	\$88,762	\$102,009	\$1,520.62

### Recent Transactions

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<u>Instrument ID</u>	<u>Sales Date</u>	<u>Consideration</u>	<u>Sales Data Code</u>		<u>Multiple Accounts</u>	<u>Account ID</u>	<u>TaxMapKey</u>
202301432	03/27/2023	\$517,000	30	Yes	Primary	20274	808200000602
					Additional	57662	808200000602

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