Appraisal Report

DISCLAIMER OF LIABILITY:

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| Account ID | Property Class | MA | NH | Tax Code | TaxMapKey |
|------------|------------------------|-----------|----------|------------------|--------------|
| 20475 | 101 | 6 | D | 0414 | 80822BA00800 |
| | | | | | |
| Owner(s): | Williamson Mathew Ryan | Situs Add | lress: 4 | 0135 Riverview T | errace Ln |
| | | | Δ | Astoria. | |

Land Valuation

| Site Fragment | Land Use | Land Class | Base Type | Size in Acres | Base Value | Adjustments | Base Land RMV |
|--------------------|-------------|------------|-------------------|---------------|------------|-------------|---------------|
| | Residential | HS | Acre | 0.35 | \$37,000 | \$25,640 | \$62,640 |
| | | Land Cor | nponents | | | | |
| | Category | | | Description | | | |
| On-Site Utilities | | Public | Water | | | | |
| Off-Site Improveme | ent | Asphal | t-Concrete Street | | | | |
| Neighborhood | | Rural | | | | | |
| Off-Site Improveme | ent | Public . | Access | | | | |
| On-Site Utilities | | Septic | System | | | | |
| On-Site Utilities | | Electric | eity | | | | |
| | | | | | | | |

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Residence Valuation

| Improvement: 1 | Stat Class | Year Built | Effective Year | Appraisal Date | Appraiser Id | Complete % | Phys | Func | Econ | Overall L | CM % | LMA % |
|----------------|---------------|---------------|-------------------|-------------------|-----------------|------------|-------|-------|-------|------------|--------|---------|
| | 140 | 1968 | 1968 | 01/23/2012 | cleader | 1 000000 | 69050 | 00000 | 00000 | 0.690500 1 | 050000 | 1000000 |

Base Cost Value: \$103,075
Inventory Adjustment Total: \$13,903

Adjusted Base Cost: \$122,826 DRC: \$84,811

DICC.

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 | 1,430 | 3 | 3,575 |
| Interior - Floor | Wood Subfloor | 0 | 1,430 | 0 | 0 |
| Interior - Wall | Dry Wall | 0 | 0 | | 0 |
| Roof Type | Gable | 0 | 0 | | 0 |
| Roofing Material | Composition Arch | 0 | 1,430 | 0 | 358 |
| Ext Wall Material | T1-11 | 0 | 0 | | 0 |
| Ext Wall Material | Brick Veneer | 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 |
| Windows | Double | 0 | 0 | | 0 |
| Windows | Metal | 0 | 0 | | 0 |
| Built-in Appliances | Hood Fan | 1 | 0 | 280 | 280 |
| Built-in Appliances | Dishwasher | 1 | 0 | 480 | 480 |
| Built-in Appliances | Electric | 0 | 0 | | 0 |
| Plumbing | Lavatory | 2 | 0 | 350 | 700 |
| Plumbing | Toilet | 2 | 0 | 300 | 600 |
| Plumbing | Bath Tub - W/O Shower | 1 | 0 | 600 | 600 |
| Plumbing | Kitchen Sink | 1 | 0 | 450 | 450 |
| Plumbing | Water Heater (Std) | 1 | 0 | 400 | 400 |

Room Grid

| | | | | | | Full | Half | | | | | | Aı | ea | | | Base | Cost | | |
|-------------|-----|-----|-----|-----|-----|------|------|-----|-----|-----|-----|--------|----|-------|-------|------------|----------|------------|------------|--|
| Floor Type | Liv | Kit | Din | Fam | Bed | Bth | Bth | Uty | Oth | Grt | Gar | Unfin. | LC | Fin | Total | Unfinished | Low Cost | Finished | Total | |
| First Floor | 1 | 1 | 1 | 1 | 3 | 1.0 | 1 | 1 | 0 | 0 | 0 | | | 1,430 | 1,430 | 0.00 | 0.00 | 103,074.50 | 103,074.50 | |

Garage

| | | | Complete | Reside | nce V | aluation | Inventory | Adjusted | |
|-------|-------------|---------------|----------|----------|--------|-----------|--------------|-----------|----------|
| Class | Garage Type | Garage Finish | % | % | Size | Base Cost | Adjust Total | Base Cost | DRC |
| 4 | Attached | Finished | 1.000000 | 0.690500 | 484.00 | \$25,087 | \$121 | \$26,468 | \$18,276 |

Garage Components

| Category | Description | Quantity | Area | Unit Cost | Adj. Cost |
|-------------------|------------------|----------|------|-----------|-----------|
| Interior - Floor | Concrete Slab | 0 | 0 | 0 | 0 |
| Ext Wall Material | T1-11 | 0 | 0 | 0 | 0 |
| Foundation | Concrete | | 0 | 0 | 0 |
| Roofing Material | Composition Arch | 0 | 0 | 121 | 121.00 |
| Exterior Wall | Double | 0 | 0 | 0 | 0 |
| Roof Type | Gable | 0 | 0 | 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 | Drive Concrete | 1.00 | 1.00 | 1.00 | 0.69 | 360 | \$1,080 | \$0 | \$1,080 | \$746 |

| 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 | 324 | \$972 | \$0 | \$972 | \$671 |

| 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 | 0.69 | 120 | \$1,920 | \$0 | \$1,920 | \$1,326 |

10/10/2024

Residence Valuation

| | | | 0 | ther | Impr | ovem | ents | | | | |
|-----------------------------|-----------------------------|------------------------------------|------------|------------|-------------|---------------|------------|-------------------|----------------------------|----------------------------------|----------------|
| 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 | 200 | \$3,000 | \$0 | \$3,000 | \$2,072 |
| Class- Other SC | Category | Description | LCM % | LMA % | Comp % | Over- all% | Size | Base Cost | Inventory Adjust Total | Adjusted Base Cost | DRC |
| 4 - R | Other Improvements | Cov.Porch/Slab/Gab.R. | 1.05 | 1.00 | 1.00 | 0.69 | 100 | \$3,990 | \$0 | \$4,190 | \$2,893 |
| Class- Other SC 4 - R | Category Other Improvements | Description Cov.Porch/Slab/Gab.R. | LCM % 1.05 | LMA % 1.00 | Comp % 1.00 | Overall% 0.69 | Size 40 | Base Cost \$1,596 | Inventory Adjust Total \$0 | Adjusted Base Cost \$1,676 | DRC \$1,157 |
| 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 | 0.69 | 80 | \$1,280 | \$0 | \$1,280 | \$884 |
| 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 | 0.69 | 120 | \$360 | \$0 | \$360 | \$249 |

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RMV Summary (Before Index)

| | | Improver | nent(s) | | Land | | | | |
|----------------------------|-----------|----------|----------|-----------------------|-----------|-----------------|------------|---------------------|--|
| Residence by Stat Class | Residence | Carport | Garage | Other Improvements | Total | Program Type | Land Class | RMV before index | |
| 140 | \$84,811 | \$0 | \$18,276 | \$9,997 | \$113,084 | Residential | HS | \$62,640 | |

Current RMV

| | | | Land | | | | |
|---------|---------|------------|---------|-------------|------------------|-------------|------------------|
| Impr ID | From/To | Account ID | Percent | Indexed RMV | Cumulative Index | Indexed RMV | Cumulative Index |
| 204751 | | 20475 | | \$275,963 | 2.44 | \$122,710 | 2.14 |
| | | | | \$275,963 | | | |
| | | | | | | | |

Certified Tax Roll Value

| Tax Year | Land RMV | Impr RMV | Total RMV | Land AV | Impr AV | Total AV | Total Tax |
|----------|-----------|-----------|-----------|----------|-----------|-----------|------------|
| 2023 | \$122,709 | \$295,832 | \$418,541 | \$48,817 | \$142,368 | \$191,185 | \$2,638.82 |
| 2024 | \$133,753 | \$275,963 | \$409,716 | \$50,281 | \$146,639 | \$196,920 | \$2,734.93 |

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