

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
20666	401	6	D	0414	80823D002300
Owner(s):	Felman Curtis William Felman Britney N	Situs Address: 92404 Conroy Rd Astoria,			

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	5.00	\$33,304	\$0	\$33,304
	Residential	HS	Acre		\$0	\$25,640	\$25,640

Land Components

Category	Description
Neighborhood	Rural
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Public Access

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
150	2019	2019	02/11/2020	lmoore	1.000000	97330	00000	00000	0.973300	1.000000	1.000000

Base Cost Value:	\$384,840
Inventory Adjustment Total:	\$33,775
Adjusted Base Cost:	\$418,615
DRC:	\$407,438
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	Gas	0	0		0
Heating & Cooling	Heat Pump	0	5,122	2	10,756
Interior - Floor	Wood Subfloor	0	5,604	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	5,122	0	768
Windows	Vinyl	0	0		0
Ext Wall Material	Stone Veneer	0	0		0
Ext Wall Material	Hd Bd	0	0		0
Heating Accessory	Fireplace/Gas/Direct Vent	2	0	2,600	5,200
Heating Accessory	Wood Stove Hearth - Avg	1	0	3,160	3,160
Built-in Appliances	Oven/Single	1	0	870	870
Built-in Appliances	Dishwasher	1	0	720	720
Built-in Appliances	Disposal	1	0	190	190
Built-in Appliances	Hood Fan	1	0	410	410
Plumbing	Bar Sink	1	0	450	450
Plumbing	Kitchen Sink	1	0	600	600
Plumbing	Water Heater (Std)	1	0	450	450
Plumbing	Bath Tub - Shower	2	0	1,400	2,800
Plumbing	Shower Stall - Tile	1	0	2,600	2,600
Plumbing	Lavatory	6	0	500	3,000
Plumbing	Toilet	4	0	450	1,800

Residence Valuation

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
Attic												483			483	19,989.86	0.00	0.00	19,989.86
First Floor	1	1	1		5	3.0	1	1	2		1			5,122	5,122	0.00	0.00	364,850.40	364,850.40

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Finished	1.000000	0.973300	715.50	\$43,072	\$1,007	\$44,079	\$42,902

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	Garage Door Opener	2	0	450	900.00
Roofing Material	Composition Arch	0	715.5	0.15010482	107.40

Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Cov. Porch Gab.R.	1.00	1.00	1.00	0.97	359	\$17,412	\$0	\$17,412	\$16,947

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Enclosed Por. 3/4	1.00	1.00	1.00	0.97	298	\$21,325	\$0	\$21,325	\$20,756

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	Patio	1.00	1.00	1.00	0.97	186	\$558	\$0	\$558	\$543

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
150	\$407,438	\$0	\$42,902	\$38,245	\$488,585	Residential	HS	\$33,304
						Residential	HS	\$25,640
							Total:	<u>\$58,944</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
538023		20666		\$1,046,525	2.14	<u>\$118,380</u>	<u>2.19</u>
				<u>\$1,046,525</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$118,379	\$1,119,043	\$1,237,422	\$49,188	\$472,786	\$521,974	\$7,204.54
2024	\$129,034	\$1,046,525	\$1,175,559	\$50,663	\$486,969	\$537,632	\$7,466.91

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code	Multiple Accounts		Account ID	TaxMapKey
202202993	04/11/2022	\$935,000	34	Yes	Primary	20666	80823D002300
					Additional	61095	80823D002300