# **Appraisal Report**

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
20872	401	6	D	0414	80825B000700
Owner(s):	Van Osdol Edwin R/Joyce Y	Situs Addr	ess:	92157 Conroy Rd	
				Astoria,	

#### **Land Valuation**

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV			
	Residential		Acre	1.14	\$55,520	\$25,640	\$81,160			
C	Category			Description						
Off-Site Improveme	nt	Public A	Access							
On-Site Utilities		Electric	ity							
On-Site Utilities		Public '	Water							
On-Site Utilities		Septic S	System							
Neighborhood		Rural	Rural							
Off-Site Improveme	Asphalt	-Concrete Street								

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## **Residence Valuation**

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall I	LCM %	LMA %
	199	1979	1979	10/24/2011	gbonham	1.000000	75010	00000	00000	0.750100	1.000000	1.000000

Base Cost Value:

Inventory Adjustment Total:

Adjusted Base Cost: \$67,681

\$61,973

\$5,708

\$50,767

DRC:

Adjudicated Value:

#### **Room Grid**

								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
I	First Floor	1	1	1		3	2.0		1						1,728	1,728	0.00	0.00	61,972.72	61,972.72

### **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	W Deck w/Light Cover	1.00	1.00	1.00	0.75	256	\$3,294	\$0	\$3,294	\$2,471

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - A	Outbuildings	Utility Building	1.00	1.00	1.00	0.91	4,320	\$72,093	(\$19,699)	\$52,394	\$47,909

#### **Other Components**

			<del>-</del>									
		Category	Category				ription		Quantity	Area	Unit Cost	Adj. Cost
		Interior - Floo	Interior - Floor			Gr	avel		0	4320	-4.56	-19699.20
		Electrical	Electrical			No Elect	ric Service		0	0	0	0
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventor Adjust To		usted e Cost	DRC
5 - A	Outbuildings	Multi-Purpose	1.00	1.00	1.00	0.75	224	\$3,674	\$0	\$3,	,674	\$2,756

## **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 - A	Outbuildings	Lean-to/light	1.00	1.00	1.00	0.75	192	\$768	\$0	\$768	\$576		
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over-	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC		

\$3,294

\$0

\$3,294

\$2,471

All - R Other Improvements W Deck w/Light Cover 1.00 1.00 1.00 0.75

### **RMV Summary (Before Index)**

		Improven		Land				
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index
199	\$50,767	\$0	\$0	\$56,182	\$106,949	Residential	HS	\$81,160

#### **Current RMV**

			Land				
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
529264		20872		\$229,080	2.14	\$162,999	2.19
				\$229,080			

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### **Certified Tax Roll Value**

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$162,999	\$245,363	\$408,362	\$52,209	\$76,147	\$128,356	\$1,837.86
2024	\$177,668	\$229,080	\$406,748	\$53,775	\$78,431	\$132,206	\$1,902.40

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