

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>
21025	401	6	D	0414	80826CC00600

Owner(s): Long Richard W

Situs Address: 91578 George Hill Rd
Astoria,

Land Valuation

<u>Site Fragment</u>	<u>Land Use</u>	<u>Land Class</u>	<u>Base Type</u>	<u>Size in Acres</u>	<u>Base Value</u>	<u>Adjustments</u>	<u>Base Land RMV</u>
	Residential	HS	Acre	1.80	\$66,800	\$25,640	\$92,440

Land Components

<u>Category</u>	<u>Description</u>
Neighborhood	Rural

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
141	1966	1966	11/03/2011	gbonham	1.000000	68000	00000	00000	0.680000	1.050000	1.000000

Base Cost Value:	\$193,007
Inventory Adjustment Total:	\$13,168
Adjusted Base Cost:	\$216,484
DRC:	\$147,209
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	B & B	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	1,860	2	3,813
Interior - Floor	Wood Subfloor	0	1,860	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	1,860	0	0
Roofing Material	Composition Arch	0	1,860	0	465
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Electric	0	0		0
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Heating Accessory	1 Story Chimney	1	0	730	730
Windows	Metal	0	0		0
Windows	Double	0	0		0
Windows	Single	0	0		0
Plumbing	Lavatory	2	0	350	700
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Bath Tub - W/O Shower	1	0	600	600
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Toilet	2	0	300	600
Plumbing	Kitchen Sink	1	0	450	450

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
Basement	0	0	0	0	0	0	0	0	1	0	0	1,872	0		1,872	67,594.40	0.00	0.00	67,594.40

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
First Floor	1	1	0	0	3	1.0	0	1	0	0	0			1,860	1,860	0.00	0.00	125,413.00	125,413.00

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Unfinished	1.000000	0.680000	528.00	\$24,905	\$132	\$26,289	\$17,877

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete		0	0	0
Ext Wall Material	B & B	0	0	0	0
Exterior Wall	Double	0	0	0	0
Roofing Material	Composition Arch	0	0	132	132.00
Interior - Floor	Concrete Slab	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	Asphalt Drive	1.00	1.00	1.00	0.68	1,300	\$3,900	\$0	\$3,900	\$2,652

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Canopy Roof	1.00	1.00	1.00	0.68	192	\$1,920	\$0	\$1,920	\$1,306

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	Wood Deck Fir	1.00	1.00	1.00	0.68	192	\$2,285	\$0	\$2,285	\$1,554

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	0.68	896	\$17,920	\$0	\$17,920	\$12,186

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	0.95	1,296	\$18,833	(\$415)	\$18,417	\$17,445

Other Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Gravel	0	1296	-2.89	-3745.44
Interior-Floor-Loft	Plank Flooring	0	200	3.65	730.00
Heating Accessory	Wood Stove w/flue	1	0	2600	2600.00
Roofing Material	Baked Enamel	0	1296	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	
141	\$147,209	\$0	\$17,877	\$35,142	\$200,228	Residential	HS	<u>\$92,440</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
210251		21025		\$428,877	2.14	<u>\$185,654</u>	<u>2.19</u>
				<u>\$428,877</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$185,653	\$459,664	\$645,317	\$60,154	\$250,963	\$311,117	\$4,360.44
2024	\$202,362	\$428,877	\$631,239	\$61,958	\$258,491	\$320,449	\$4,516.81