

# 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>
21084	401	6	D	0414	80827AC00500

Owner(s): **Wagner Vycky C**

Situs Address: **92285 Simonsen 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	1.39	\$60,020	\$25,640	\$85,660

### Land Components

<u>Category</u>	<u>Description</u>
On-Site Utilities	Gas
Off-Site Improvement	Public Access
On-Site Utilities	Septic System
On-Site Utilities	Electricity
On-Site Utilities	Public Water
Off-Site Improvement	Asphalt-Concrete 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	1972	1972	01/23/2012	bcatching	1.000000	71190	00000	00000	0.711900	1.150000	1.000000

Base Cost Value:	\$67,655
Inventory Adjustment Total:	\$7,799
Adjusted Base Cost:	\$86,772
DRC:	\$61,773
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	T1-11	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	1,144	3	2,929
Heating Accessory	Single Fireplace	1	0	2,690	2,690
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,144	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	1,144	0	0
Roofing Material	Composition	0	1,144	0	0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Hood Fan	1	0	180	180
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Lavatory	1	0	250	250
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Toilet	1	0	250	250

### 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	0	3	1.0	0	1	0	0	1	1,144	1,144	0.00	0.00	67,655.12	67,655.12		

## Garage Residence Valuation

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Unfinished	1.000000	0.711900	624.00	\$21,943	\$0	\$25,235	\$17,965

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Concrete Slab	0	0	0	0
Foundation	Concrete		0	0	0
Roof Type	Gable	0	0	0	0
Exterior Wall	Double	0	0	0	0
Roofing Material	Composition	0	0	0	0
Ext Wall Material	T1-11	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	Patio/Light Covered	1.00	1.00	1.00	0.71	240	\$4,464	\$0	\$4,464	\$3,178

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	0.71	240	\$960	\$0	\$960	\$683

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - A	Outbuildings	Machine Shed	1.00	1.00	1.00	0.71	1,440	\$13,458	\$0	\$13,458	\$9,581

## 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	Generator/Electrical	1.15	1.00	1.00	0.99		\$0	\$0	\$0	\$0

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Land Class				
130	\$61,773	\$0	\$17,965	\$13,442	\$93,180	Residential	HS	<u>\$85,660</u>	

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
210841		21084		\$199,586	2.14	<u>\$172,037</u>	<u>2.19</u>
				<u>\$199,586</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$172,036	\$213,936	\$385,972	\$53,901	\$155,451	\$209,352	\$2,889.59
2024	\$187,520	\$199,586	\$387,106	\$55,518	\$160,114	\$215,632	\$2,994.80