

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>
21087	101	6	D	0414	80827AC00200

Owner(s): **Jackson William L**

Situs Address: **92171 Cub Dr
Astoria,**

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.52	\$43,400	\$25,640	\$69,040

Land Components

Category	Description
Off-Site Improvement	Gravel-Dirt Street
On-Site Utilities	Public Water
Off-Site Improvement	Public Access
On-Site Utilities	Septic System
On-Site Utilities	Electricity
Neighborhood	Rural
Off-Site Improvement	Private Access

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
130	1978	1978	01/23/2012	bcatching	1.000000	74460	00000	00000	0.744600	1.150000	1.000000

Base Cost Value:	\$81,408
Inventory Adjustment Total:	\$10,709
Adjusted Base Cost:	\$105,935
DRC:	\$78,879
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	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	1,488	2	2,455
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,488	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	1,488	0	0
Roofing Material	Enamel Sheet	0	1,488	2	3,274
Ext Wall Material	T1-11	0	0		0
Ext Wall Material	Hd Bd	0	0		0
Built-in Appliances	Hood Fan	1	0	180	180
Built-in Appliances	Dishwasher	0	0		0
Built-in Appliances	Electric	0	0		0
Windows	Metal	0	0		0
Windows	Vinyl	0	0		0
Windows	Double	0	0		0
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Lavatory	3	0	250	750
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Shower Stall - Tile	1	0	2,050	2,050
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Toilet	2	0	250	500

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	4	2.0	0	0	0	0	1			1,488	1,488	0.00	0.00	81,408.24	81,408.24

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Unfinished	1.000000	0.744600	336.00	\$14,380	\$739	\$17,387	\$12,947

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0	0	0
Roofing Material	Enamel Sheet	0	0	739.2	739.20
Interior - Floor	Concrete Slab	0	0	0	0
Roof Type	Gable	0	0	0	0
Exterior Wall	Double	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	Cov. Porch Gab.R.	1.15	1.00	1.00	0.74	60	\$2,910	\$0	\$3,347	\$2,492

Residence Valuation

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - R	Other Improvements	Shed Plywood Gambrel	1.00	1.00	1.00	0.90	120	\$2,280	\$0	\$2,280	\$2,046

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	0.82	144	\$1,440	\$0	\$1,440	\$1,186

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	0.82	216	\$648	\$0	\$648	\$534

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - R	Other Improvements	Canopy Roof	1.00	1.00	1.00	0.74	128	\$1,280	\$0	\$1,280	\$953

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	0.74	192	\$576	\$0	\$576	\$429

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	Fencing Cedar 5 ft	1.00	1.00	1.00	0.74	50	\$1,050	\$0	\$1,050	\$782

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	0.74	100	\$1,600	\$0	\$1,600	\$1,191

RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Total	Program Type	Land	RMV before index
		Carport	Garage	Other Improvements	Land Class				
130	\$78,879	\$0	\$12,947	\$9,612	\$101,438	Residential	HS	<u>\$69,040</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
210871		21087		\$247,543	2.44	<u>\$135,248</u>	<u>2.14</u>
				<u>\$247,543</u>			

Certified Tax Roll Value

<u>Tax Year</u>	<u>Land RMV</u>	<u>Impr RMV</u>	<u>Total RMV</u>	<u>Land AV</u>	<u>Impr AV</u>	<u>Total AV</u>	<u>Total Tax</u>
2023	\$135,248	\$265,281	\$400,529	\$51,047	\$121,810	\$172,857	\$2,385.85
2024	\$147,420	\$247,543	\$394,963	\$52,578	\$125,464	\$178,042	\$2,472.74