

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
21103	401	6	D	0414	80827A001900

Owner(s): **Griffin Gary**
Batts Jaime
Batts Verna Marie

Situs Address: **92425 Simonsen Rd**
Astoria,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	1.00	\$53,000	\$25,640	\$78,640

Land Components

Category	Description
Off-Site Improvement	Public Access
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Septic System
On-Site Utilities	Electricity
On-Site Utilities	Public Water
Neighborhood	Rural

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
199	1985	2003	02/01/2012	bcatching	1.000000	88360	00000	00000	0.883600	1.000000	1.000000

Base Cost Value:	\$55,486
Inventory Adjustment Total:	\$5,665
Adjusted Base Cost:	\$61,151
DRC:	\$54,033
Adjudicated Value:	

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	1		2	2.0								1,268	1,268	0.00	0.00	54,000.76	54,000.76

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Detached	Unfinished	1.000000	0.817600	528.00	\$19,422	\$350	\$22,738	\$18,591

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Composition	0	528	0	0
Garage Component	Garage Door Opener	1	0	350	350.00

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	Canopy Roof	1.00	1.00	1.00	0.50	266	\$2,660	\$0	\$2,660	\$1,333

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	0.87	30	\$90	\$0	\$90	\$78

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Cov. Porch Shed R	1.00	1.00	1.00	0.87	88	\$3,978	\$0	\$3,978	\$3,457

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 Treated	1.00	1.00	1.00	0.87	40	\$600	\$0	\$600	\$521

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Cov. Porch Shed R	1.00	1.00	1.00	0.87	240	\$10,848	\$0	\$10,848	\$9,428

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
199	\$54,033	\$11,022	\$18,591	\$14,818	\$98,463	Residential	HS	<u>\$78,640</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
531483		21103		\$210,902	2.14	<u>\$157,938</u>	<u>2.19</u>
				<u>\$210,902</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$157,938	\$225,839	\$383,777	\$54,948	\$98,695	\$153,643	\$2,120.68
2024	\$172,152	\$210,902	\$383,054	\$56,596	\$101,655	\$158,251	\$2,197.89

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
202111221	10/27/2021	\$350,000	30	Yes	Primary	21103	80827A001900
					Additional	34218	80827A001900
	09/23/2002	\$121,000	33	Yes	Primary	34218	80827A001900
					Additional	21103	
200209048	08/14/2002	\$121,000	33	Yes	Primary	21103	80827A001900
					Additional	34218	