

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
21175	101	6	D	0414	80827D000200
Owner(s):	Barber Keith Barber Ariel	Situs Address: 91919 George Hill Rd Astoria,			

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.32	\$36,400	\$25,640	\$62,040

Land Components

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

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
	199	1991	1991	12/12/2011	gbonham	1.000000	81190	00000	00000	0.811900	1.000000	1.000000
	Base Cost Value:											\$51,581
	Inventory Adjustment Total:											\$1,650
	Adjusted Base Cost:											\$53,231
	DRC:											\$43,218
	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		3	2.0		1						1,296	1,296	0.00	0.00	50,205.04	50,205.04

Carport

Class	Carport Type	Carport Design	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
2	Detached	Same as House	1.000000	0.811900	400.00	\$9,451.00	(\$800.00)	\$4,325.50	\$3,511.87

Carport Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Gravel/Dirt	0	400	-2	-800.00

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	Wood Deck Treated	1.00	1.00	1.00	0.81	100	\$1,500	\$0	\$1,500	\$1,218

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - A	Outbuildings	Multi-Purpose	1.00	1.00	1.00	0.81	288	\$8,093	\$0	\$8,093	\$6,571

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 Picket	1.00	1.00	1.00	0.81	180	\$3,600	\$0	\$3,600	\$2,923

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	\$43,218	\$3,512	\$0	\$10,711	\$57,441	Residential	HS	\$62,040

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
529322		21175		\$140,176	2.44	\$132,473	2.14
				\$140,176			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	\$132,473	\$141,160	\$273,633	\$41,739	\$81,190	\$122,929	\$1,707.29
2025	\$132,473	\$140,176	\$272,649	\$42,991	\$83,625	\$126,616	\$1,747.29