

# 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>
21193	101	6	D	0414	80827D001000

Owner(s): Killion Patrick J/Sandra C

Situs Address: 91873 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	0.50	\$43,000	\$25,640	\$68,640

### Land Components

<u>Category</u>	<u>Description</u>
On-Site Utilities	Public Water
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Gas
Neighborhood	Rural
On-Site Utilities	Septic System
Off-Site Improvement	Public Access
On-Site Utilities	Electricity

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
140	2014	2014	12/12/2011	gbonham	1.000000	94720	00000	00000	0.947200	1.050000	1.000000

Base Cost Value:	\$104,321
Inventory Adjustment Total:	\$11,226
Adjusted Base Cost:	\$121,324
DRC:	\$114,919
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Hd Bd	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	1,454	2	3,562
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,320	2,320
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,454	0	364
Windows	Vinyl	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Microwave Fan	1	0	450	450
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Full Bath	2	0	1,600	3,200

### 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			1,454	1,454	0.00	0.00	104,321.30	104,321.30

## Residence Valuation

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Detached	Unfinished	1.000000	0.817300	616.00	\$27,882	\$16,748	\$46,862	\$38,300

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	Gar. 2nd Floor-Low Cost	0	264	58.5409090	15454.80
Roofing Material	Enamel Sheet	0	616	2.1	1293.60

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.947200	480.00	\$24,937	\$0	\$26,184	\$24,802

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
		0			

### Other Improvements

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 Gab.R.	1.05	1.00	1.00	0.95	152	\$7,372	\$0	\$7,741	\$7,332

## Residence Valuation

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### Other Improvements

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 Gab.R.	1.05	1.00	1.00	0.95	36	\$1,746	\$0	\$1,833	\$1,737

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	0.95	936	\$2,808	\$0	\$2,808	\$2,660

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	0.95	57	\$855	\$0	\$855	\$810

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### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
140	\$114,919	\$0	\$63,102	\$12,538	\$190,559	Residential	HS	<u>\$68,640</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
531768		21193		\$465,029	2.44	<u>\$134,464</u>	<u>2.14</u>
				<u>\$465,029</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$134,463	\$497,622	\$632,085	\$48,817	\$189,026	\$237,843	\$3,282.82
2024	\$146,565	\$465,029	\$611,594	\$50,281	\$194,696	\$244,977	\$3,402.36