

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>
21745	101	1	A	0101	80907CD08300

Owner(s): **Christensen Neil**

Situs Address: **197 Lincoln St
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	0.07	\$55,000	\$59,000	\$114,000

Land Components

<u>Category</u>	<u>Description</u>
On-Site Utilities	Public Water
On-Site Utilities	Public Sewer
On-Site Improvement	Landscape-Fair
Off-Site Improvement	Private Access
Site Adjustments	Med/Light Traffic
On-Site Utilities	Electricity
Site Adjustments	Top-Med/Light
Site Adjustments	View-Average
On-Site Utilities	Cable Tv
Off-Site Improvement	Public Access
On-Site Utilities	Telephone
Neighborhood	Urban

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
133	1919	1930	09/28/2018	cmccleary	1.000000	45240	00000	00000	0.452400	1.750000	1.000000

Base Cost Value:	\$97,996
Inventory Adjustment Total:	\$8,151
Adjusted Base Cost:	\$185,758
DRC:	\$84,037
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Wood/Bevel	0	0		0
Exterior Wall	Double	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	1,075	3	2,946
Heating Accessory	Single Fireplace	1	0	2,690	2,690
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	860	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	860	0	0
Foundation	Frame	0	645	-2	-1,064
Foundation	Concrete	0	0		0
Windows	Single	0	0		0
Windows	Wood	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Oven/Single	1	0	610	610
Built-in Appliances	Cooktop	1	0	470	470
Plumbing	Toilet	2	0	250	500
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Bath Tub - W/O Shower	2	0	500	1,000
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Lavatory	1	0	250	250

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
Attic	0	0	0	0	0	0	0	0	1	0	0	200	0	0	200	8,691.00	0.00	0.00	8,691.00
Basement	1	1	0	0	0	1.0	0	0	0	0	0	430	430	0	860	14,410.88	18,593.38	0.00	33,004.26
First Floor	1	1	1	0	1	1.0	0	0	0	0	0			860	860	0.00	0.00	56,300.80	56,300.80

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 Fir	1.00	1.00	1.00	0.35	224	\$2,240	\$0	\$2,240	\$789

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Enclosed Por. 1/2	1.75	1.00	1.00	0.45	40	\$627	\$0	\$1,097	\$496

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 PAPC Fnd	1.75	1.00	1.00	0.45		\$0	\$0	\$0	\$0

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
133	\$84,037	\$0	\$0	\$1,286	\$85,322	Residential	HS	<u>\$114,000</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
217451		21745		\$141,459	1.66	<u>\$197,413</u>	<u>1.80</u>
				<u>\$141,459</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$197,413	\$137,339	\$334,752	\$17,777	\$68,321	\$86,098	\$1,713.97
2024	\$205,309	\$141,459	\$346,768	\$18,310	\$70,370	\$88,680	\$1,774.68