

# 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>
21792	101	1	A	0101	80907CD12600

Owner(s): **Palmberg Jason W**

Situs Address: **255 W Grand Ave  
Astoria,**

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.45	\$79,409	\$164,000	\$243,409

### Land Components

Category	Description
On-Site Utilities	Electricity
On-Site Utilities	Cable Tv
On-Site Utilities	Public Sewer
On-Site Improvement	Landscape-Average
On-Site Utilities	Telephone
On-Site Utilities	Public Water
Site Adjustments	View-Good
Off-Site Improvement	Public Access
Off-Site Improvement	Asphalt-Concrete Street
Neighborhood	Urban

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
141	2022	2022	06/25/2024	smaher	1.000000	98840	00000	00000	0.988400	1.550000	1.000000

Base Cost Value:	\$234,649
Inventory Adjustment Total:	\$20,492
Adjusted Base Cost:	\$395,468
DRC:	\$390,881
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
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	3,648	2	6,202
Heating Accessory	Stacked Fireplace	1	0	6,830	6,830
Interior - Accessory	Vacuum Sys. 1700 Sq.Ft	1	0	1,600	1,600
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Built-Up	0	2,195	0	0
Interior - Floor	Wood Subfloor	0	0		0
Interior - Floor	Hard Wood Floor	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Hood Fan	1	0	280	280
Built-in Appliances	Electric	0	0		0
Windows	Wood	0	0		0
Windows	Vinyl	0	0		0
Windows	Single	0	0		0
Plumbing	Bath Tub - Shower - Tile	2	0	1,300	2,600
Plumbing	Lavatory	2	0	350	700
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Laundry Tub	1	0	350	350
Plumbing	Toilet	2	0	300	600
Plumbing	Water Heater (Std)	1	0	400	400

## 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
Basement	0	0	0	0	0	0	0	1	0	0	0	0	0	1,453	1,453	0.00	0.00	91,832.88	91,832.88
First Floor	1	1	1	1	2	1.0	0	0	0	0	0			2,195	2,195	0.00	0.00	142,816.25	142,816.25

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.988400	625.00	\$30,343	\$800	\$48,272	\$47,712

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Built-Up	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Ext Wall Material	Wood/Bevel	0	0	0	0
Exterior Wall	Double	0	0	0	0
Garage Component	Garage Door Opener	2	0	400	800.00
Foundation	Concrete		0	0	0
Roof Type	Gable	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	Asphalt Drive	1.00	1.00	1.00	0.99	3,495	\$10,485	\$0	\$10,485	\$10,363

## 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	0.99	537	\$2,148	\$0	\$2,148	\$2,123

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 P APC Slab	1.00	1.00	1.00	0.99	21	\$0	\$0	\$0	\$0

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 P MA1 Slab	1.00	1.00	1.00	0.99	39	\$722	\$0	\$722	\$714

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 P MA1 Fnd	1.00	1.00	1.00	0.99	176	\$3,832	\$0	\$3,832	\$3,787

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 Composite	1.00	1.00	1.00	0.99	146	\$2,584	\$0	\$2,584	\$2,554

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
141	\$390,881	\$0	\$47,712	\$19,541	\$458,134	Residential	HS	<u>\$243,409</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
217921		21792		\$759,558	1.66	<u>\$421,511</u>	<u>1.80</u>
				<u>\$759,558</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$442,177	\$457,129	\$899,306	\$126,272	\$294,527	\$420,799	\$8,376.96
2024	\$438,371	\$759,558	\$1,197,929	\$100,380	\$374,170	\$474,550	\$9,496.65