

# 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>
22162	101	1	A	0101	80907DC02100

Owner(s):	Rubin David Leber Janice	Situs Address: 575 1st St Astoria,
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## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.25	\$64,492	\$70,616	\$135,108

### Land Components

Category	Description
Off-Site Improvement	Public Access
Neighborhood	Urban
On-Site Utilities	Gas
Off-Site Improvement	Gravel-Dirt Street
Site Adjustments	View-Average
On-Site Improvement	Landscape-Fair
On-Site Utilities	Public Sewer
On-Site Utilities	Public Water

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
146	1996	2014	04/25/2019	ddewinter	1.000000	94620	00000	00000	0.946200	1.550000	1.000000

Base Cost Value:	\$139,625
Inventory Adjustment Total:	\$14,935
Adjusted Base Cost:	\$239,568
DRC:	\$226,679
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Electric	0	0		0
Ext Wall Material	Stucco	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	2,100	2	3,255
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,136	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	1,136	0	0
Interior - Ceiling	Standard	0	0		0
Interior - Ceiling	Vaulted	0	0		0
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Toilet	2	0	300	600
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Jet Tub	1	0	3,300	3,300
Plumbing	Lavatory	3	0	350	1,050

## 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
First Floor	1	1	1	0	0	1.0	0	1	1	0	0			1,136	1,136	0.00	0.00	87,801.20	87,801.20
Second Floor	0	0	0	0	3	1.0	0	0	0	0	0			964	964	0.00	0.00	51,823.84	51,823.84

### 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	Garden Shed Conv.	1.00	1.00	1.00	0.95	120	\$3,072	\$0	\$3,072	\$2,907

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 Brick/Conc.	1.00	1.00	1.00	0.95	438	\$6,570	\$0	\$6,570	\$6,217

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - A	Outbuildings	General Purpose	1.33	1.00	1.00	0.95	580	\$9,567	\$0	\$12,724	\$12,040

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Enclosed Por. 3/4	1.55	1.00	1.00	0.95	80	\$2,386	\$0	\$3,698	\$3,499

## 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
4 - R	Other Improvements	Cov P APC Slab	1.00	1.00	1.00	0.95	96	\$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	Wood Deck Treated	1.00	1.00	1.00	0.95	192	\$2,202	\$0	\$2,202	\$2,084

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	0.95	1,200	\$3,600	\$0	\$3,600	\$3,406

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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	
146	\$226,679	\$0	\$0	\$30,152	\$256,831	Residential	HS	<u>\$135,108</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
221621		22162		\$425,810	1.66	<u>\$233,966</u>	<u>1.80</u>
				<u>\$425,810</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$233,966	\$415,898	\$649,864	\$64,789	\$259,255	\$324,044	\$6,450.85
2024	\$243,324	\$425,810	\$669,134	\$66,732	\$267,032	\$333,764	\$6,679.25