

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>
22314	101	1	B	0101	80907DD02800

Owner(s):	Wilson Angela Wilson Amber	Situs Address: 411 Exchange 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	0.11	\$64,890	\$46,125	\$111,015

Land Components

Category	Description
Off-Site Improvement	Sidewalk
On-Site Improvement	Landscape-Fair
Neighborhood	Urban
Off-Site Improvement	Curb-Gutters
On-Site Utilities	Public Sewer
On-Site Utilities	Electricity
On-Site Utilities	Public Water
Site Adjustments	Top-Rough
Site Adjustments	View Fair
On-Site Utilities	Telephone
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Cable Tv
Site Adjustments	Med/Light Traffic
Off-Site Improvement	Public Access

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
135	1890	1979	07/25/2019	cbrown	1.000000	75240	00000	00000	0.752400	1.800000	1.000000

Base Cost Value:	\$108,661
Inventory Adjustment Total:	\$5,463
Adjusted Base Cost:	\$205,423
DRC:	\$154,561
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Single	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	1,074	3	2,943
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	788	0	0
Interior - Wall	Cld & Pa	0	0		0
Roofing Material	Composition	0	0		0
Windows	Wood	0	0		0
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Hood Fan	1	0	180	180
Built-in Appliances	Electric	0	0		0
Plumbing	Toilet	1	0	250	250
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Lavatory	1	0	250	250
Plumbing	Bath Tub - Shower	1	0	750	750

Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Gr	Gar	Area				Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
Basement	0	0	0	0	0	0	0	0	1	0	0	836	0	0	836	30,719.60	0.00	0.00	30,719.60
First Floor	1	1	1	0	0	0	0	0	0	0	0			788	788	0.00	0.00	53,422.24	53,422.24
Half Story	0	0	0	0	3	1.0	0	0	0	0	0			572	572	0.00	0.00	24,519.55	24,519.55

Residence Valuation

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 P MA1 Fnd	1.00	1.00	1.00	0.75	48	\$1,072	\$0	\$1,072	\$807

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 P MA1 Fnd	1.00	1.00	1.00	0.75	88	\$1,966	\$0	\$1,966	\$1,479

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
135	\$154,561	\$0	\$0	\$2,286	\$156,847	Residential	HS	<u>\$111,015</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
223141		22314		\$297,653	1.90	<u>\$163,414</u>	<u>1.53</u>
				<u>\$297,653</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$163,413	\$288,984	\$452,397	\$62,652	\$113,175	\$175,827	\$3,500.25
2024	\$169,950	\$297,653	\$467,603	\$64,531	\$116,570	\$181,101	\$3,624.19