# **Appraisal Report**

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Account ID	Property Class	<u>-</u>	MA	NH	Tax Code	TaxMapKey
22329	101		1	В	0101	80907DD04300
Owner(s):	Ritter Mary C		Situs Add	ress:	244 Franklin Ave	
					Astoria,	

#### Land Valuation

			Land	vaiuation							
Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV				
	Residential	HS	Acre	0.17	\$64,890	\$64,150	\$129,040				
		Land Cor	nponents								
C	Category			Description							
Off-Site Improveme	Asphal	t-Concrete Street									
Off-Site Improveme	nt	Public	Access								
On-Site Utilities		Public	Sewer								
Off-Site Improveme	nt	Curb-C	Curb-Gutters								
Off-Site Improveme	nt	Sidewa	Sidewalk								
Neighborhood		Urban	Urban								
Site Adjustments		View-A	View-Average								
On-Site Utilities		Public	Water								
On-Site Improvemen	nt	Landsc	ape-Average								
Site Adjustments		Top-M	ed/Light								
On-Site Utilities		Cable	v								
Site Adjustments											
On-Site Utilities	s Electricity										
On-Site Utilities		Telepho	one								
Site Adjustments		Med/Li	Med/Light Traffic								

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# **Residence Valuation**

Improvement: 1	Stat Year Class Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys Func Econ	Overall LCM %	LMA %
	141 1949	1969	07/25/2019	cbrown	1.000000	6944( 0000( 0000(	0.694400   .600000	1.000000

Base Cost Value: \$155,512 Inventory Adjustment Total: \$12,151

Adjusted Base Cost: \$268,261 \$186,281

DRC:

Adjudicated Value:

### **Improvement Components**

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Wood/Shake	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Oil	0	0		0
Heating & Cooling	Forced Air	0	1,829	2	3,841
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	1,219	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gab Hip	0	0		0
Roofing Material	Composition	0	1,219	0	0
Windows	Wood	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Hood Fan	1	0	280	280
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Lavatory	2	0	350	700
Plumbing	Toilet	2	0	300	600
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350

#### **Room Grid**

							Half						Aı	rea			Base	Cost	
Floor Type	Liv	Kit	Din	Fam	Bed	Bth	Bth	Uty	Oth	Grt	Gar	Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
Basement	0	0	0	1	2	0	0	0	0	0	1	0	1,219	0	1,219	0.00	63,399.35	0.00	63,399.35
First Floor	1	1	1	0	2	2.0	0	0	0	0	0			1,219	1,219	0.00	0.00	92,113.05	92,113.05

**Other Improvements** 

Class-  Class-  Lesidence Valuation  Inventory Adjusted													
Class- Other SC	Category	Description	LCM* %	<u>******</u> %	Comp.	over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC		
	Other Improvements	Patio	1.00	1.00	1.00	0.69	693	\$2,855	\$0	\$2,855	\$1,983		
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	0.69	216	\$890	\$0	\$890	\$618		
Class- Other SC	Category	Description	LCM %	LMA %	Comp	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC		
	Other Improvements	Wood Deck Treated	1.00	1.00	1.00	0.89	1,041	\$12,298	\$0	\$12,298	\$10,968		

# **RMV Summary (Before Index)**

		Improve		Land				
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index
141	\$186,281	\$0	\$0	\$13,568	\$199,849	Residential	HS	\$129,040

### **Current RMV**

				Land				
In	npr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
22	23291		22329		\$379,260 1.90			1.53
					\$379,260			
						-		

### **Certified Tax Roll Value**

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$189,946	\$370,799	\$560,745	\$87,458	\$140,410	\$227,868	\$4,536.22
2024	\$197,543	\$379,260	\$576,803	\$90,081	\$144,622	\$234,703	\$4,696.86

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