

# Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
22369	101	1	B	0101	80907DD07900

Owner(s): **Justus Michael Scott**  
**Shields Michael Shane**

Situs Address: **410 Harrison Ave**  
**Astoria,**

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.17	\$64,890	\$55,714	\$120,604

### Land Components

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

# Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
145	1908	1977	07/30/2019	cbrown	1.000000	7524	0000	0000	0.752400	1.600000	1.000000

Base Cost Value:	\$199,796
Inventory Adjustment Total:	\$14,515
Adjusted Base Cost:	\$342,898
DRC:	\$257,997
Adjudicated Value:	

## Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	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	1,828	2	3,839
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	1,426	0	0
Roof Type	Hip	0	0		0
Roofing Material	Composition Arch	0	1,426	0	357
Windows	Wood	0	0		0
Windows	Storm	0	0		0
Interior - Wall	Dry Wall	0	0		0
Interior - Wall	Wallpaper	0	0		0
Interior - Wall	Plaster	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Gas	0	0		0
Built-in Appliances	Oven/Single	1	0	610	610
Built-in Appliances	Hood Fan	1	0	280	280
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Cooktop	1	0	470	470
Plumbing	Lavatory	2	0	350	700
Plumbing	Kitchen Sink	2	0	450	900
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Bath Tub - W/O Shower	1	0	600	600
Plumbing	Toilet	2	0	300	600
Plumbing	Laundry Tub	1	0	350	350

## 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	0	1	0	0	1,200	0	0	1,200	43,361.44	0.00	0.00	43,361.44
First Floor	1	1	1	0	1	1.0	0	1	1	0	0			1,524	1,524	0.00	0.00	107,957.80	107,957.80
Half Story	0	0	0	0	2	1.0	0	0	0	0	0			609	609	0.00	0.00	31,996.84	31,996.84

## 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	Wood Deck Fir	1.00	1.00	1.00	0.75	379	\$3,904	\$0	\$3,904	\$2,937

# 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	Garden Greenhouse	1.00	1.00	1.00	0.75	210	\$10,603	\$0	\$10,603	\$7,978

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/Sand	1.00	1.00	1.00	0.75	641	\$4,292	\$0	\$4,292	\$3,229

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	0.75	792	\$3,263	\$0	\$3,263	\$2,455

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	0.75	448	\$4,614	\$0	\$4,614	\$3,472

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - A	Outbuildings	Multi-Purpose	1.33	1.00	1.00	0.75	72	\$1,846	\$0	\$2,455	\$1,847

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	1.60	1.00	1.00	0.75	0	\$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	
145	\$257,997	\$0	\$0	\$21,917	\$279,914	Residential	HS	<u>\$120,604</u>

### Current RMV

Improvement					Land		
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
223691		22369		\$477,529	1.71	<b>\$154,373</b>	<b>1.28</b>
				<u>\$477,529</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2021	\$120,604	\$373,069	\$493,673	\$95,100	\$211,656	\$306,756	\$5,954.24
2022	\$154,373	\$477,529	\$631,902	\$97,953	\$218,005	\$315,958	\$6,122.23

### Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
202011222	12/15/2020	\$525,000	30	Yes	Primary	22369	80907DD07900
					Additional	60859	80907DD11700