

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>
22376	101	1	B	0101	80907DD08600

Owner(s): **Bladen Aaron**
Bladen Paris

Situs Address: **777 6th St**
Astoria,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.07	\$56,650	\$56,786	\$113,436

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
145	1980	1988	07/30/2019	cbrown	1.000000	80240	00000	00000	0.802400	1.600000	1.000000

Base Cost Value:	\$161,548
Inventory Adjustment Total:	\$11,915
Adjusted Base Cost:	\$277,541
DRC:	\$222,699
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	1,460	2	3,577
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,900	0	0
Roof Type	Gable	0	0		0
Roofing Material	Interlock Metal Tile/Shingle	0	1,020	3	2,958
Windows	Vinyl	0	0		0
Ext Wall Material	B & B	0	0		0
Ext Wall Material	Shingle	0	0		0
Interior - Wall	Cld & Pa	0	0		0
Interior - Wall	Wood	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Microwave Fan	1	0	450	450
Built-in Appliances	Dishwasher	1	0	480	480
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Toilet	2	0	300	600
Plumbing	Lavatory	2	0	350	700
Plumbing	Kitchen Sink	1	0	450	450
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	880			880	37,388.00	0.00	0.00	37,388.00
First Floor	1	1	1	0	1	1.0	0	0	0	0	0			1,020	1,020	0.00	0.00	81,775.00	81,775.00
Half Story	0	0	0	0	4	1.0	0	0	0	0	0			880	880	0.00	0.00	42,385.02	42,385.02

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	Garden Shed Conv.	1.00	1.00	1.00	0.80	77	\$2,160	\$0	\$2,160	\$1,733

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Garden Shed Conv.	1.00	1.00	1.00	0.80	42	\$1,178	\$0	\$1,178	\$945

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 MA1 Fnd	1.00	1.00	1.00	0.80	100	\$2,242	\$0	\$2,242	\$1,799

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	\$222,699	\$0	\$0	\$4,478	\$227,176	Residential	HS	<u>\$113,436</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
223761		22376		\$431,120	1.90	<u>\$166,977</u>	<u>1.53</u>
				<u>\$431,120</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$166,976	\$418,563	\$585,539	\$38,974	\$87,059	\$126,033	\$2,508.98
2024	\$173,656	\$431,120	\$604,776	\$40,143	\$89,670	\$129,813	\$2,597.80