

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>
23080	101	1	B	0101	80908DC09502

Owner(s): Babb Joshua R	Situs Address: 999 19th 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	0.17	\$64,890	\$71,650	\$136,540

Land Components

Category	Description
On-Site Utilities	Public Sewer
Site Adjustments	View-Average
On-Site Utilities	Public Water
Off-Site Improvement	Public Access
On-Site Utilities	Telephone
On-Site Improvement	Landscape-Average
Neighborhood	Urban
On-Site Utilities	Gas
On-Site Utilities	Electricity
Off-Site Improvement	Asphalt-Concrete Street
Rural	Homesite-Average

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
141	1968	1948	04/16/2020	cbrown	1.000000	59050	00000	00000	0.590500	1.600000	1.000000

Base Cost Value:	\$128,224
Inventory Adjustment Total:	\$13,754
Adjusted Base Cost:	\$227,164
DRC:	\$134,141
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	1,284	3	3,454
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,284	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	1,284	0	0
Ext Wall Material	T1-11	0	0		0
Ext Wall Material	Wood/Bevel	0	0		0
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Heating Accessory	2 Story Chimney	1	0	1,010	1,010
Windows	Metal	0	0		0
Windows	Double	0	0		0
Interior - Wall	Panel	0	0		0
Interior - Wall	Wallpaper	0	0		0
Interior - Wall	Dry Wall	0	0		0
Built-in Appliances	Disposal	1	0	150	150
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Hood Fan	1	0	280	280
Built-in Appliances	Electric	0	0		0
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Shower Stall - Door	1	0	0	0

Residence Valuation

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Bath Tub - Shower - Tile	1	0	1,300	1,300
Plumbing	Toilet	2	0	300	600
Plumbing	Lavatory	2	0	350	700

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	1	0	0	1	0	500	0	500	0.00	32,734.00	0.00	32,734.00
First Floor	1	1	1	0	3	2.0	0	0	0	0	0			1,284	1,284	0.00	0.00	95,489.80	95,489.80

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	Enclosed Por. 1/2	1.60	1.00	1.00	0.80	237	\$4,712	\$0	\$7,539	\$6,035

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	0.80	196	\$2,019	\$0	\$2,019	\$1,616

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	0.59	760	\$3,708	\$0	\$3,708	\$2,190

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	Cov P MA1 Fnd	1.00	1.00	1.00	0.80	219	\$4,911	\$0	\$4,911	\$3,931

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Cov P MA1 Slab	1.00	1.00	1.00	0.80	24	\$458	\$0	\$458	\$366

RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Program Type	Land	RMV before index
		Carport	Garage	Other Improvements	Total		Land Class	
141	\$134,141	\$0	\$0	\$14,139	\$148,280	Residential	HS	<u><u>\$136,540</u></u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
230801		23080		\$281,718	1.90	<u><u>\$200,986</u></u>	<u><u>1.53</u></u>
				<u><u>\$281,718</u></u>			

Certified Tax Roll Value

<u>Tax Year</u>	<u>Land RMV</u>	<u>Impr RMV</u>	<u>Total RMV</u>	<u>Land AV</u>	<u>Impr AV</u>	<u>Total AV</u>	<u>Total Tax</u>
2023	\$200,986	\$275,921	\$476,907	\$87,458	\$183,456	\$270,914	\$5,393.15
2024	\$209,025	\$281,718	\$490,743	\$90,081	\$188,959	\$279,040	\$5,584.14