

# 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>
23345	101	1	E	0101	80909AC03400

Owner(s): <b>Haag Kimberly</b> <b>Munson Jennifer</b>	Situs Address: <b>3658 Franklin Ave</b> <b>Astoria,</b>
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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	0.14	\$64,890	\$60,650	\$125,540

### Land Components

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

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
133	1905	1961	09/30/2019	cmccleary	1.000000	65240	00000	00000	0.652400	1.800000	1.000000

Base Cost Value:	\$120,775
Inventory Adjustment Total:	\$8,482
Adjusted Base Cost:	\$232,663
DRC:	\$151,789
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	Gas	0	0		0
Heating & Cooling	Forced Air	0	1,214	2	2,914
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	938	0	0
Interior - Wall	Cld & Pa	0	0		0
Miscellaneous	User Defined	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	938	0	328
Windows	Vinyl	0	0		0
Windows	Wood	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Microwave Fan	1	0	450	450
Plumbing	Laundry Tub	1	0	300	300
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Lavatory	2	0	250	500
Plumbing	Toilet	2	0	250	500
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Shower Stall - Fiberglass	1	0	1,200	1,200
Plumbing	Shower Stall - Fiberglass	1	0	1,200	1,200

## 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
Attic										1				552	552	0.00	0.00	24,658.08	24,658.08
Basement	0	0	0	0	0	0	0	0	1	0	0	938	0	0	938	30,640.88	0.00	0.00	30,640.88
First Floor	1	1	0	0	2	2.0	0	0	0	0	0			938	938	0.00	0.00	59,419.24	59,419.24

### 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	Enclosed Por. 1/2	1.80	1.00	1.00	0.65	28	\$439	\$0	\$790	\$515

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 Treated	1.00	1.00	1.00	0.65	154	\$1,819	\$0	\$1,819	\$1,187

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Enclosed Por. 3/4	1.80	1.00	1.00	0.65	96	\$2,257	\$0	\$4,063	\$2,650

## 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	Enclosed Por. 1/2	1.80	1.00	1.00	0.65	16	\$251	\$0	\$451	\$294

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Wood Deck Treated	1.00	1.00	1.00	0.65	108	\$1,276	\$0	\$1,276	\$832

### RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Total	Program Type	Land	RMV before index
		Carport	Garage	Other Improvements	Land Class				
133	\$151,789	\$0	\$0	\$5,479	\$157,269	Residential	HS	<u>\$125,540</u>	

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
233451		23345		\$273,644	1.74	<u>\$190,338</u>	<u>1.58</u>
				<u>\$273,644</u>			

### Certified Tax Roll Value

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<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	\$190,337	\$265,674	\$456,011	\$58,073	\$90,673	\$148,746	\$2,961.13
2024	\$197,951	\$273,644	\$471,595	\$59,815	\$93,393	\$153,208	\$3,065.99