

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
23408	101	1	E	0101	80909AD02301

Owner(s): **Fuller Lloyd James**
Fuller Catherine Renee

Situs Address: **344 38th St**
Astoria,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.35	\$74,109	\$51,016	\$125,125

Land Components

Category	Description
On-Site Utilities	Electricity
On-Site Utilities	Public Water
On-Site Utilities	Public Sewer
On-Site Utilities	Cable Tv
Off-Site Improvement	Public Access
On-Site Improvement	Landscape-Fair
On-Site Utilities	Telephone
On-Site Utilities	Gas
Neighborhood	Urban
Off-Site Improvement	Gravel-Dirt Street
Site Adjustments	View-Good

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
132	1948	1933	09/12/2019	cmccleary	1.000000	4993	0000	0000	0.499300	1.800000	1.000000

Base Cost Value:	\$90,257
Inventory Adjustment Total:	\$3,821
Adjusted Base Cost:	\$169,340
DRC:	\$84,551
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Wood/Shake	0	0		0
Exterior Wall	Single	0	0		0
Foundation	Frame	0	853	-2	-1,407
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	1,350	2	2,363
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	1,045	0	0
Interior - Wall	Cld & Pa	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Wood Shingle	0	0		0
Roofing Material	Composition Arch	0	1,045	0	366
Windows	Metal	0	0		0
Windows	Wood	0	0		0
Plumbing	Toilet	2	0	250	500
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Lavatory	2	0	250	500

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	0	0	0	0	0	0	0	0	0	0	0	0	610	610	0.00	0.00	26,559.90	26,559.90	
First Floor	0	0	0	0	0	0	0	0	0	0	0	0	1,045	1,045	0.00	0.00	63,697.10	63,697.10	

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 Treated	1.00	1.00	1.00	0.50	124	\$1,465	\$0	\$1,465	\$731

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Cov P APC Fnd	1.00	1.00	1.00	0.50	26	\$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	
132	\$84,551	\$0	\$0	\$731	\$85,283	Residential	HS	<u>\$125,125</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
234081		23408		\$137,208	1.61	\$164,964	1.32
				\$137,208			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2021	\$128,877	\$97,554	\$226,431	\$54,480	\$58,745	\$113,225	\$2,197.76
2022	\$164,963	\$137,208	\$302,171	\$56,114	\$60,507	\$116,621	\$2,259.69