Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
23852	101	1	E	0101	80909CC03800
Owner(s):	Stellmon Joshua J	Situs	Address:	735 27th St	
			1	Astoria,	

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.06	\$51,500	\$35,930	\$87,430
		Land Cor	nponents				
	Category			Description			
On-Site Utilities		Gas			_		
Off-Site Improveme	ent	Public .	Access				
Off-Site Improveme	ent	Asphal	t-Concrete Street				
Neighborhood		Urban					
On-Site Utilities		Public '	Water				
On-Site Utilities		Cable 7	v				
On-Site Utilities		Public	Sewer				
On-Site Utilities		Telepho	one				
On-Site Utilities		Electric	eity				

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Residence Valuation

Improvement: 1	Class	Year Built	Year	Appraisal Date	Appraiser	Complete %		Func	Econ	Overall	LCM %	LMA %
	135	1900	1979	09/12/2019	lmoore	1.000000	75240	00000	00000	0.752400	1.800000	1.000000
								В	ase Co	st Value:		\$104,352
							Invento	ory Ad	justme	nt Total:		\$9,870

Adjusted Base Cost: \$205,600 DRC: \$154,693

Adjudicated Value:

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Single	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	1	1,120	2,934	2,934
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	560	0	0
Interior - Wall	Cld & Pa	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	560	0	196
Windows	Wood	0	0		0
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Microwave Fan	1	0	450	450
Ext Wall Material	Drop Siding	0	0		0
Ext Wall Material	T1-11	0	0		0
Interior - Cabinetry	2nd kitchen	1	0	1,500	1,500
Interior - Cabinetry	Soft Wood	0	0		0
Plumbing	Lavatory	3	0	250	750
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Toilet	3	0	250	750
Plumbing	Bath Tub - Shower - Tile	1	0	1,300	1,300
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Bath Tub - W/O Shower	1	0	500	500
Plumbing	Water Heater (Std)	1	0	350	350

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Residence Valuation

Room Grid

						Full	Half						Aı	rea			Base	Cost	
Floor Type	Liv	Kit	Din	Fam	Bed	Bth	Bth	Uty	Oth	Grt	Gar	Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
Basement	0	0	0	0	2	1.0	0	0	1	0	0	0	0	560	560	0.00	0.00	35,886.60	35,886.60
First Floor	1	1	1	0	0	0	1	0	0	0	0			560	560	0.00	0.00	44,306.80	44,306.80
Half Story	0	0	0	0	2	1.0	0	0	0	0	0			560	560	0.00	0.00	24,158.29	24,158.29

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	0.75	36	\$564	\$0	\$1,015	\$764

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 MA1 Fnd	1.00	1.00	1.00	0.75	72	\$1,609	\$0	\$1,609	\$1,210

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 Shed Conv.	1.00	1.00	1.00	0.75	120	\$3,168	\$0	\$3,168	\$2,384

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Residence Valuation

Other I	mprovements
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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 MA1 Fnd	1.00	1.00	1.00	0.75	90	\$2,011	\$0	\$2,011	\$1,513

RMV Summary (Before Index)

		Improve	Land						
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	_	Program Type	Land Class	RMV before index
135	\$154,693	\$0	\$0	\$5,871	\$160,564		Residential	HS	\$87,430

Current RMV

_				Land				
_	Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
	238521		23852		\$279,378	1.74	\$132,557	1.58
					\$279,378			
						· 		

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$132,557	\$271,241	\$403,798	\$18,880	\$94,821	\$113,701	\$2,263.48
2024	\$137,859	\$279,378	\$417,237	\$19,446	\$97,665	\$117,111	\$2,343.62