

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>
24670	401	6	C	0103	809140006400

Owner(s): **Cach Christopher John**
Cach Theresa Ann Amstad

Situs Address: **37672 Parker Ln**
Astoria,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	4.00	\$84,000	\$31,900	\$115,900

Land Components

Category	Description
On-Site Utilities	Electricity
Off-Site Improvement	Public Access
Neighborhood	Rural
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Cable Tv
On-Site Utilities	Public Water
On-Site Utilities	Septic System
On-Site Utilities	Telephone
Rural	Homesite-Average

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
143	1915	1979	03/22/2023	lmoore	1.000000	75240	00000	00000	0.752400	1.000000	1.000000

Base Cost Value:	\$157,297
Inventory Adjustment Total:	\$12,406
Adjusted Base Cost:	\$169,703
DRC:	\$127,685
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0		0
Foundation	Masonry	0	0		0
Heat & Cool Fuel	Solid	0	0		0
Heating & Cooling	Forced Air	0	1,372	3	3,540
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Interior - Accessory	Circulating Fan	1	0	0	0
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	1,718	0	0
Roof Type	Gab Hip	0	0		0
Roofing Material	Composition Arch	0	1,026	0	257
Interior - Wall	Plaster	0	0		0
Interior - Wall	Dry Wall	0	0		0
Built-in Appliances	Microwave Fan	1	0	450	450
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Ext Wall Material	Vinyl	0	0		0
Ext Wall Material	Wood/Bevel	0	0		0
Ext Wall Material	Brick Veneer	0	0		0
Windows	Metal	0	0		0
Windows	Double	0	0		0
Windows	Wood	0	0		0
Plumbing	Bath Tub - W/O Shower	1	0	600	600
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Lavatory	2	0	350	700

Residence Valuation

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Toilet	2	0	300	600
Plumbing	Kitchen Sink	1	0	450	450

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	2	0	0	0	0	0	0	0	0	692	692	0.00	0.00	36,665.16	36,665.16
Basement	0	0	0	0	0	0	0	1	0	0	0	918	0	0	918	38,545.10	0.00	0.00	38,545.10
First Floor	1	1	1	0	1	2.0	0	0	0	0	0	1,026	1,026	0.00	0.00	82,086.70	82,086.70		

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Detached	Unfinished	1.000000	0.652400	360.00	\$19,222	(\$468)	\$18,754	\$12,235

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Wood Shingle	0	0	432	432.00
Ext Wall Material	Wood/Bevel	0	0	0	0
Foundation	Masonry	0	0	0	0
Roof Type	Hip	0	0	0	0
Interior - Floor	Gravel/Dirt	0	0	-900	-900.00
Exterior Wall	Double	0	0	0	0

Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	Multi-Purpose	1.00	1.00	1.00	0.55	144	\$2,252	\$0	\$2,252	\$1,244

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	Patio	1.00	1.00	1.00	0.75	54	\$162	\$0	\$162	\$122

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - A	Outbuildings	Lean-to/light	1.00	1.00	1.00	0.35	648	\$2,592	\$0	\$2,592	\$913

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	Loft Barn	1.00	1.00	1.00	0.35	1,548	\$27,747	\$0	\$27,747	\$9,778

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
143	\$127,685	\$0	\$12,235	\$12,057	\$151,977	Residential	HS	<u>\$115,900</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
246701		24670		\$350,343	2.31	<u>\$231,105</u>	<u>2.17</u>
				<u>\$350,343</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$231,105	\$372,706	\$603,811	\$47,471	\$96,220	\$143,691	\$2,223.92
2024	\$251,904	\$350,343	\$602,247	\$48,895	\$99,106	\$148,001	\$2,316.20

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
202300916	02/04/2023	\$559,000	21	Yes	Primary	24670	809140006400
					Additional	24674	809140006600
					Additional	24673	809140006502
					Additional	24672	809140006501
201908981	11/20/2019	\$316,000	33	Yes	Primary	24670	809140006400
					Additional	24674	809140006600
					Additional	24673	809140006502
					Additional	24672	809140006501