

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
24909	101	1	D	0101	80916CC04200

Owner(s): **Van Horn Revocable Trust**
Van Horn Catherine A

Situs Address: **2164 SE D St**
Astoria,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.15	\$60,000	\$49,000	\$109,000

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
131	1947	1967		gbonham	1.000000	68490	00000	00000	0.684900	1.670000	1.000000

Base Cost Value:	\$136,449
Inventory Adjustment Total:	\$11,983
Adjusted Base Cost:	\$247,881
DRC:	\$169,774
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	Oil	0	0		0
Heating & Cooling	Forced Air	0	1,923	2	3,423
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	1,516	0	0
Roof Type	Shed	0	0		0
Roofing Material	Built-Up	0	1,516	0	0
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Self Exh Range/Grill	1	0	550	550
Ext Wall Material	B & B	0	0		0
Ext Wall Material	Hd Bd	0	0		0
Interior - Wall	Plaster	0	0		0
Interior - Wall	Dry Wall	0	0		0
Windows	Metal	0	0		0
Windows	Double	0	0		0
Heating Accessory	Single Fireplace	1	0	2,690	2,690
Heating Accessory	Wood Stove Hearth - Avg	1	0	2,600	2,600
Heating Accessory	Metal Liner & Circ Fireplace	1	0	0	0
Heating Accessory	1 Story Chimney	1	0	630	630
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Bath Tub - W/O Shower	1	0	500	500
Plumbing	Lavatory	1	0	250	250
Plumbing	Toilet	1	0	250	250
Plumbing	Water Heater (Std)	1	0	350	350

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
Basement	0	0	0	0	0	0	0	0	0	0	1		0	814	814	0.00	0.00	47,077.84	47,077.84
First Floor	1	1	1	0	3	1.0	0	0	0	0	0			1,516	1,516	0.00	0.00	82,527.68	82,527.68

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	0.68	288	\$1,152	\$0	\$1,152	\$789

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	0.68	207	\$4,968	\$0	\$4,968	\$3,403

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Fencing Cedar 6 ft	1.00	1.00	1.00	0.68	35	\$770	\$0	\$770	\$527

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	0.68	120	\$3,072	\$0	\$3,072	\$2,104

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	Drive Concrete	1.00	1.00	1.00	0.68	1,595	\$6,380	\$0	\$6,380	\$4,370

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	0.68	60	\$1,301	\$0	\$1,301	\$891

RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Total	Program Type	Land	RMV before index
		Carport	Garage	Other Improvements	Land Class				
131	\$169,774	\$0	\$0	\$12,084	\$181,858	Residential	HS	\$109,000	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
249091		24909		\$355,340	1.95	\$163,239	1.56
				\$355,340			

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	\$163,239	\$347,408	\$510,647	\$36,318	\$170,205	\$206,523	\$3,617.75
2024	\$169,768	\$355,340	\$525,108	\$37,407	\$175,311	\$212,718	\$3,745.83