

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
25066	101	1	B	0101	80917BA05200

Owner(s): **McKenna Brandon Samuel**
McKenna Ashleigh Dianne

Situs Address: **1212 Niagara Ave**
Astoria,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.40	\$77,950	\$34,900	\$112,850

Land Components

Category	Description
Off-Site Improvement	Public Access
Neighborhood	Urban
Off-Site Improvement	Curb-Gutters
Off-Site Improvement	Sidewalk
Off-Site Improvement	Private Access

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
199	1993	1993	08/19/2019	lmoore	1.000000	8405	0000	0000	0.840500	1.000000	1.020000

Base Cost Value:	\$72,710
Inventory Adjustment Total:	\$9,260
Adjusted Base Cost:	\$83,610
DRC:	\$70,274
Adjudicated Value:	

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
First Floor	1	1	1	1	3	2.0		1				1,799	1,799	0.00	0.00	70,764.43	70,764.43		

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Unfinished	1.000000	0.840500	552.00	\$20,053	\$543	\$37,814	\$31,782

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Composition Arch	0	552	0.35	193.20
Garage Component	Garage Door Opener	1	0	350	350.00

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	1.02	1.00	0.84	300	\$1,236	\$0	\$1,261	\$1,060

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	1.02	1.00	0.84	628	\$7,419	\$0	\$7,568	\$6,361

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Misc. Improvements	1.00	1.02	1.00	0.84	0	\$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	
199	\$70,274	\$0	\$31,782	\$7,420	\$109,477	Residential	HS	<u>\$112,850</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
536204		25066		\$186,765	1.71	<u>\$144,448</u>	<u>1.28</u>
				<u>\$186,765</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2021	\$112,850	\$146,900	\$259,750	\$116,235	\$128,004	\$244,239	\$4,632.03
2022	\$144,448	\$186,765	\$331,213	\$119,722	\$131,844	\$251,566	\$4,874.55