

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>
25116	101	1	B	0101	80917BA09700
Owner(s): Gray Steven Pack Marsha		Situs Address: 1083 15th St Astoria,			

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.11	\$64,890	\$64,150	\$129,040

Land Components

Category	Description
Off-Site Improvement	Sidewalk
Off-Site Improvement	Curb-Gutters
Off-Site Improvement	Public Access
Rural	Homesite-Good
Neighborhood	Urban
Site Adjustments	View-Average
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Telephone
On-Site Utilities	Public Sewer
On-Site Utilities	Public Water
On-Site Improvement	Landscape-Average
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 %
147	1940	1962	08/12/2019	lmoore	1.000000	6524	0000	0000	0.652400	1.600000	1.000000

Base Cost Value:	\$157,208
Inventory Adjustment Total:	\$14,475
Adjusted Base Cost:	\$274,694
DRC:	\$179,210
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Dishwasher	1	0	480	480
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	1,280	3	3,443
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	848	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	848	0	212
Ext Wall Material	Shingle	0	0		0
Ext Wall Material	Wood/Bevel	0	0		0
Heating Accessory	2 Story Chimney	1	0	1,010	1,010
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Interior - Wall	Plaster	0	0		0
Interior - Wall	Wallpaper	0	0		0
Windows	Vinyl	0	0		0
Windows	Wood	0	0		0
Plumbing	Lavatory	3	0	350	1,050
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Toilet	3	0	300	900
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Bath Tub - Shower - Tile	2	0	1,300	2,600
Plumbing	Laundry Tub	1	0	350	350

Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Gr	Gar	Area				Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
Basement	0	0	0	0	0	0	0	1	0	0	1	864	0	0	864	36,900.80	0.00	0.00	36,900.80
First Floor	1	1	1	0	0	0	1	0	1	0	0			848	848	0.00	0.00	72,839.60	72,839.60
Second Floor	0	0	0	0	3	1.0	0	0	0	0	0			864	864	0.00	0.00	47,467.84	47,467.84

Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Enclosed Por. 3/4	1.60	1.00	1.00	0.65	28	\$835	\$0	\$1,336	\$872

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	0.65	450	\$1,854	\$0	\$1,854	\$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	Drive Concrete	1.00	1.00	1.00	0.65	198	\$816	\$0	\$816	\$532

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Cov P APC Slab	1.00	1.00	1.00	0.65	16	\$0	\$0	\$0	\$0

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	0.65	120	\$3,168	\$0	\$3,168	\$2,067

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land Class	RMV before index
	Residence	Carport	Garage	Other Improvements	Total			
147	\$179,210	\$0	\$0	\$4,680	\$183,890	Residential	HS	<u>\$129,040</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
251161		25116		\$324,546	1.76	<u>\$197,544</u>	<u>1.53</u>
				<u>\$324,546</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	\$197,543	\$344,418	\$541,961	\$90,081	\$166,213	\$256,294	\$5,128.95
2025	\$197,544	\$324,546	\$522,090	\$92,783	\$171,199	\$263,982	\$5,271.29