

Appraisal Report

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| Account ID | Property Class | MA | NH | Tax Code | TaxMapKey |
|------------|----------------|----|----|----------|--------------|
| 25147 | 101 | 1 | B | 0101 | 80917BA12402 |

Owner(s): **Tarabochia Valeria L**

Situs Address: **1390 Madison Ave
Astoria,**

Land Valuation

| Site Fragment | Land Use | Land Class | Base Type | Size in Acres | Base Value | Adjustments | Base Land RMV |
|---------------|-------------|------------|-----------|---------------|------------|-------------|---------------|
| | Residential | HS | Acre | 0.31 | \$71,036 | \$46,125 | \$117,161 |

Land Components

| Category | Description |
|----------------------|-------------------------|
| On-Site Utilities | Public Sewer |
| On-Site Utilities | Electricity |
| Site Adjustments | View-Average |
| On-Site Improvement | Landscape-Average |
| Off-Site Improvement | Asphalt-Concrete Street |
| On-Site Utilities | Public Water |
| Off-Site Improvement | Public Access |
| Rural | Homesite-Average |
| Neighborhood | Urban |

Residence Valuation

Improvement: 1

| Stat Class | Year Built | Effective Year | Appraisal Date | Appraiser Id | Complete % | Phys | Func | Econ | Overall | LCM % | LMA % |
|------------|------------|----------------|----------------|--------------|------------|-------|-------|-------|----------|----------|----------|
| 141 | 1974 | 1974 | 08/13/2019 | llindberg | 1.000000 | 72270 | 00000 | 00000 | 0.722700 | 1.600000 | 1.000000 |

| | |
|-----------------------------|-----------|
| Base Cost Value: | \$203,461 |
| Inventory Adjustment Total: | \$13,413 |
| Adjusted Base Cost: | \$346,999 |
| DRC: | \$250,776 |
| 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 | Electricity | 0 | 0 | | 0 |
| Heating & Cooling | Baseboard & Wall or Cable | 0 | 2,532 | 2 | 3,798 |
| Heating Accessory | Single Fireplace | 1 | 0 | 3,580 | 3,580 |
| Interior - Cabinetry | Hard Wood | 0 | 0 | | 0 |
| Interior - Electric | 220 Volt | 0 | 0 | | 0 |
| Interior - Floor | Wood Subfloor | 0 | 1,372 | 0 | 0 |
| Interior - Wall | Dry Wall | 0 | 0 | | 0 |
| Roof Type | Gable | 0 | 0 | | 0 |
| Roofing Material | Composition Arch | 0 | 1,580 | 0 | 395 |
| Ext Wall Material | B & B | 0 | 0 | | 0 |
| Ext Wall Material | T1-11 | 0 | 0 | | 0 |
| Interior - Ceiling | Standard | 0 | 0 | | 0 |
| Interior - Ceiling | Beams | 0 | 0 | | 0 |
| Windows | Metal | 0 | 0 | | 0 |
| Windows | Double | 0 | 0 | | 0 |
| Windows | Vinyl | 0 | 0 | | 0 |
| Built-in Appliances | Countertop Range | 1 | 0 | 0 | 0 |
| Built-in Appliances | Electric | 0 | 0 | | 0 |
| Built-in Appliances | Oven/Single | 1 | 0 | 610 | 610 |
| Built-in Appliances | Disposal | 1 | 0 | 150 | 150 |
| Built-in Appliances | Dishwasher | 1 | 0 | 480 | 480 |
| Plumbing | Toilet | 2 | 0 | 300 | 600 |
| Plumbing | Water Heater (Std) | 1 | 0 | 400 | 400 |
| Plumbing | Lavatory | 2 | 0 | 350 | 700 |
| Plumbing | Laundry Tub | 1 | 0 | 350 | 350 |

Residence Valuation

Improvement Components

| Category | Description | Quantity | Area | Unit Cost | Adj. Cost |
|----------|-------------------|----------|------|-----------|-----------|
| Plumbing | Kitchen Sink | 1 | 0 | 450 | 450 |
| Plumbing | Bath Tub - Shower | 2 | 0 | 950 | 1,900 |

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 | 1 | 2 | 1.0 | 0 | 1 | 1 | 0 | 0 | 952 | 0 | 952 | 1,904 | 34,284.40 | 0.00 | 58,309.92 | 92,594.32 |
| First Floor | 1 | 1 | 0 | 0 | 2 | 1.0 | 0 | 0 | 0 | 0 | 1 | | | 1,580 | 1,580 | 0.00 | 0.00 | 110,867.00 | 110,867.00 |

Garage

| Class | Garage Type | Garage Finish | Complete % | Overall % | Size | Base Cost | Inventory Adjust Total | Adjusted Base Cost | DRC |
|-------|-------------|---------------|------------|-----------|--------|-----------|------------------------|--------------------|----------|
| 4 | Attached | Finished | 1.000000 | 0.722700 | 308.00 | \$18,525 | \$477 | \$30,404 | \$21,973 |

Garage Components

| Category | Description | Quantity | Area | Unit Cost | Adj. Cost |
|------------------|--------------------|----------|------|-----------|-----------|
| Garage Component | Garage Door Opener | 1 | 0 | 400 | 400.00 |
| Roofing Material | Composition Arch | 0 | 308 | 0.25 | 77.00 |

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 | 1.00 | 1.00 | 0.72 | 570 | \$2,348 | \$0 | \$2,348 | \$1,697 |

| 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 | 1.00 | 1.00 | 0.72 | 360 | \$4,253 | \$0 | \$4,253 | \$3,074 |

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 | 0.72 | 423 | \$1,743 | \$0 | \$1,743 | \$1,259 |

| 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 | 0.72 | 280 | \$1,154 | \$0 | \$1,154 | \$834 |

| 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 | 0.72 | 16 | \$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 | |
| 141 | \$250,776 | \$0 | \$21,973 | \$6,864 | \$279,613 | Residential | HS | <u>\$117,161</u> |

Current RMV

| Improvement | | | | | | Land | |
|-------------|---------|------------|---------|------------------|------------------|------------------|------------------|
| Impr ID | From/To | Account ID | Percent | Indexed RMV | Cumulative Index | Indexed RMV | Cumulative Index |
| 251471 | | 25147 | | \$530,631 | 1.90 | <u>\$172,460</u> | <u>1.53</u> |
| | | | | <u>\$530,631</u> | | | |

Certified Tax Roll Value

| Tax Year | Land RMV | Impr RMV | Total RMV | Land AV | Impr AV | Total AV | Total Tax |
|----------|-----------|-----------|-----------|----------|-----------|-----------|------------|
| 2023 | \$172,460 | \$519,025 | \$691,485 | \$89,187 | \$214,838 | \$304,025 | \$6,052.29 |
| 2024 | \$179,358 | \$530,631 | \$709,989 | \$91,862 | \$221,283 | \$313,145 | \$6,266.61 |