

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>
25166	101	1	B	0101	80917BA14200

Owner(s): **Hart Michele**
Hart Jeremy Randall

Situs Address: **1398 Miller Ln**
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	\$38,400	\$103,290

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
147	1941	1962	08/13/2019	lmoore	1.000000	65690	00000	00000	0.656900	1.600000	1.000000

Base Cost Value:	\$156,136
Inventory Adjustment Total:	\$14,483
Adjusted Base Cost:	\$272,991
DRC:	\$179,328
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heating & Cooling	Forced Air	0	1,318	3	3,493
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	952	0	0
Roofing Material	Composition Arch	0	960	0	240
Heat & Cool Fuel	Gas	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating Accessory	1 Story Chimney	1	0	730	730
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Roof Type	Gable	0	0		0
Roof Type	Flat	0	0		0
Interior - Wall	Wallpaper	0	0		0
Interior - Wall	Plaster	0	0		0
Interior - Wall	Panel	0	0		0
Windows	Storm	0	0		0
Windows	Single	0	0		0
Windows	Wood	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Oven/Single	1	0	610	610
Built-in Appliances	Cooktop	1	0	470	470
Built-in Appliances	Hood Fan	1	0	280	280
Built-in Appliances	Disposal	1	0	150	150
Plumbing	Water Heater (Std)	1	0	400	400

Residence Valuation

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Lavatory	2	0	350	700
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Toilet	2	0	300	600

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	1	0	0	1	952	0	0	952	36,413.97	0.00	0.00	36,413.97
First Floor	1	1	0	0	1	1.0	0	0	1	0	0			960	960	0.00	0.00	78,658.00	78,658.00
Second Floor	0	0	0	0	2	1.0	0	0	1	0	0		0	717	717	0.00	0.00	41,064.52	41,064.52

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	0.66	192	\$791	\$0	\$791	\$520

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	0.66	162	\$667	\$0	\$667	\$438

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Gar. Door Opener	1.60	1.00	1.00	0.66	1	\$400	\$0	\$640	\$420

Residence Valuation
RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
147	\$179,328	\$0	\$0	\$1,378	\$180,706	Residential	HS	<u>\$103,290</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
251661		25166		\$342,932	1.90	<u>\$152,042</u>	<u>1.53</u>
				<u>\$342,932</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$152,042	\$335,275	\$487,317	\$67,372	\$131,968	\$199,340	\$3,968.34
2024	\$158,123	\$342,932	\$501,055	\$69,393	\$135,927	\$205,320	\$4,108.83