

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
25197	101	1	B	0101	80917BB02600
Owner(s):	Polenick Sarah Beth Polenick Jason Charles		Situs Address:	910 10th 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
Neighborhood	Urban
Off-Site Improvement	Sidewalk
On-Site Utilities	Public Sewer
On-Site Utilities	Telephone
Site Adjustments	View-Average
Off-Site Improvement	Curb-Gutters
On-Site Utilities	Public Water
On-Site Utilities	Gas
On-Site Utilities	Electricity
Off-Site Improvement	Asphalt-Concrete Street
On-Site Improvement	Landscape-Good
Off-Site Improvement	Public Access
Rural	Homesite-Average

Improvement: 1

Base Cost Value:	\$219,046
Inventory Adjustment Total:	\$16,716
Adjusted Base Cost:	\$377,220
DRC:	\$287,140
Adjudicated Value:	

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Tongue & Groove	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	1,881	2	3,856
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	1,420	0	0
Interior - Wall	Dry Wall	0	0		0
Roofing Material	Composition	0	1,420	0	0
Heating Accessory	Wood Stove Hearth - Avg	1	0	2,880	2,880
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,320	2,320
Windows	Metal	0	0		0
Windows	Double	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Self Exh Range/Grill	1	0	680	680
Built-in Appliances	Disposal	1	0	150	150
Plumbing	Bath Tub - Door	2	0	150	300
Plumbing	Laundry Tub	1	0	350	350
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Toilet	3	0	300	900
Plumbing	Lavatory	2	0	350	700
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Bath Tub - Shower	2	0	950	1,900
Plumbing	Water Heater (Std)	1	0	400	400

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	1	1	1	0	1	0	868	0	868	0.00	48,429.20	0.00	48,429.20
First Floor	1	1	1	0	3	1.0	0	0	0	0	0			1,420	1,420	0.00	0.00	102,555.00	102,555.00
Second Floor	0	0	0	1	1	1.0	0	0	0	0	0			922	922	0.00	0.00	49,994.32	49,994.32

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Garden Shed Conv.	1.00	1.00	1.00	0.76	100	\$2,640	\$0	\$2,640	\$2,010

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	Wood Deck Treated	1.00	1.00	1.00	0.76	330	\$3,899	\$0	\$3,899	\$2,968

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Asphalt Drive	1.00	1.00	1.00	0.76	616	\$1,903	\$0	\$1,903	\$1,449

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Gar. Door Opener	1.60	1.00	1.00	0.76	2	\$400	\$0	\$640	\$487

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Deck Rails Decorative	1.00	1.00	1.00	0.76	22	\$354	\$0	\$354	\$269

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Fencing Cedar 6 ft	1.00	1.00	1.00	0.76	87	\$1,971	\$0	\$1,971	\$1,501

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	0.76	8	\$0	\$0	\$0	\$0

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
147	\$287,140	\$0	\$0	\$8,683	\$295,823	Residential	HS	\$129,040

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
251971		25197		\$522,096	1.76	\$197,544	1.53
				\$522,096			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	\$197,543	\$565,524	\$763,067	\$90,081	\$318,405	\$408,486	\$8,174.56
2025	\$197,544	\$522,096	\$719,640	\$92,783	\$327,957	\$420,740	\$8,401.46