

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>
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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
147	1982	1982	07/18/2019	mpincombe	1.000000	76120	00000	00000	0.761200	1.600000	1.000000
Base Cost Value:										\$219,046	
Inventory Adjustment Total:										\$16,716	
Adjusted Base Cost:										\$377,220	
DRC:										\$287,140	
Adjudicated Value:											

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Tongue & Groove	0	0	0	0
Exterior Wall	Double	0	0	0	0
Foundation	Concrete	0	0	0	0
Heat & Cool Fuel	Gas	0	0	0	0
Heating & Cooling	Forced Air	0	1,881	2	3,856
Interior - Cabinetry	Hard Wood	0	0	0	0
Interior - Ceiling	Standard	0	0	0	0
Interior - Electric	220 Volt	0	0	0	0
Interior - Floor	Wood Subfloor	0	1,420	0	0
Interior - Wall	Dry Wall	0	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	0
Windows	Double	0	0	0	0
Built-in Appliances	Electric	0	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

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	1	1	1	0	1	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

Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Overall %	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

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