

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>
25713	101	1	D	0101	80917DC01501

Owner(s): **Martin Jeffery L**
Martin Laurie A

Situs Address: **1810 SE Kearney St**
Astoria,

Land Valuation

<u>Site Fragment</u>	<u>Land Use</u>	<u>Land Class</u>	<u>Base Type</u>	<u>Size in Acres</u>	<u>Base Value</u>	<u>Adjustments</u>	<u>Base Land RMV</u>
	Residential	HS	Acre	0.22	\$60,000	\$49,000	\$109,000

Land Components

<u>Category</u>	<u>Description</u>
Neighborhood	Urban
Off-Site Improvement	No Street

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
130	1948	1968		mpincombe	1.000000	6993	0000	0000	0.699300	1.670000	1.000000

Base Cost Value:	\$77,650
Inventory Adjustment Total:	\$7,400
Adjusted Base Cost:	\$142,033
DRC:	\$99,324
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Wood/Bevel	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	1,394	0	0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	1,394	2	2,440
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Concrete Slab	0	1,394	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Shed	0	0		0
Roofing Material	Built-Up	0	0		0
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Hood Fan	1	0	180	180
Heating Accessory	Single Fireplace	1	0	2,690	2,690
Heating Accessory	Metal Liner & Circ Fireplace	1	0	0	0
Windows	Single	0	0		0
Windows	Storm	0	0		0
Windows	Wood	0	0		0
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Lavatory	1	0	250	250
Plumbing	Bath Tub - W/O Shower	1	0	500	500
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Toilet	1	0	250	250

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
First Floor	1	1	0	0	3	1.0	0	0	0	0	0	1,394	1,394	0.00	0.00	77,650.12	77,650.12		

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	0.70	1,146	\$4,584	\$0	\$4,584	\$3,206

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	0.70	732	\$2,928	\$0	\$2,928	\$2,048

Residence Valuation

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Roof/ House Extension	1.67	1.00	1.00	0.70	90	\$819	\$0	\$1,368	\$956

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Enclosed Por. 3/4	1.67	1.00	1.00	0.70	42	\$987	\$0	\$1,649	\$1,153

RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Program Type	Land	RMV before index
		Carport	Garage	Other Improvements	Total		Land Class	
130	\$99,324	\$0	\$0	\$7,363	\$106,686	Residential	HS	<u>\$109,000</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
537420		25713		\$194,604	1.82	<u>\$141,947</u>	<u>1.30</u>
				<u>\$194,604</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2021	\$119,282	\$145,140	\$264,422	\$22,330	\$88,468	\$110,798	\$2,150.61
2022	\$141,946	\$194,604	\$336,550	\$22,999	\$91,122	\$114,121	\$2,211.31