

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>
25843	101	1	B	0101	80918AA02700

Owner(s): **Woodward Judith L**

Situs Address: **562 Kensington Ave
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	0.11	\$64,890	\$110,790	\$175,680

Land Components

<u>Category</u>	<u>Description</u>
On-Site Utilities	Electricity
On-Site Utilities	Public Sewer
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Public Access
Neighborhood	Urban
Rural	Homesite-Average
Off-Site Improvement	Sidewalk
On-Site Utilities	Public Water
On-Site Improvement	Landscape-Average
Off-Site Improvement	Curb-Gutters
On-Site Utilities	Telephone
Site Adjustments	View-Good

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
157	1925	1959	09/10/2019	lmoore	1.000000	6524	0000	0000	0.652400	1.550000	1.000000

Base Cost Value:	\$193,764
Inventory Adjustment Total:	\$13,467
Adjusted Base Cost:	\$321,209
DRC:	\$209,557
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	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	1,288	3	3,697
Heating Accessory	Single Fireplace	1	0	4,140	4,140
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	1,804	0	0
Roof Type	Hip	0	0		0
Roofing Material	Composition Arch	0	272	0	41
Interior - Wall	Wallpaper	0	0		0
Interior - Wall	Plaster	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	720	720
Built-in Appliances	Microwave Fan	1	0	520	520
Windows	Storm	0	0		0
Windows	Wood	0	0		0
Windows	Single	0	0		0
Windows	Vinyl	0	0		0
Plumbing	Kitchen Sink	1	0	600	600
Plumbing	Water Heater (Std)	1	0	450	450
Plumbing	Bath Tub - Shower	1	0	1,400	1,400
Plumbing	Lavatory	2	0	500	1,000
Plumbing	Toilet	2	0	450	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	0	0	0	0	1	0	0	0	972	0	0	972	42,547.57	0.00	0.00	42,547.57
First Floor	1	1	1	0	0	0	1	0	1	0	0	972	972	0.00	0.00	112,945.40	112,945.40		
Second Floor	0	0	0	0	3	1.0	0	0	1	0	0	832	832	0.00	0.00	57,411.36	57,411.36		

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Unfinished	1.000000	0.923300	275.00	\$12,779	\$0	\$23,001	\$21,237

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0		0
Roof Type	Flat	0	0		0
Exterior Wall	Double	0	0		0
Interior - Floor	Concrete Slab	0	0		0

Residence Valuation

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Unfinished	1.000000	0.923300	275.00	\$12,779	\$0	\$23,001	\$21,237

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0	0	0

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	0.65	306	\$3,615	\$0	\$3,615	\$2,359

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 Exposed Agg	1.00	1.00	1.00	0.65	480	\$2,966	\$0	\$2,966	\$1,935

RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Total	Program Type	Land		RMV before index
		Carport	Garage	Other Improvements				Land Class		
157	\$209,557	\$0	\$21,237	\$4,294	\$235,088	Residential	HS		<u>\$175,680</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
258431		25843		\$401,055	1.71	<u>\$224,870</u>	<u>1.28</u>
				<u>\$401,055</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2021	\$175,680	\$313,499	\$489,179	\$96,670	\$160,632	\$257,302	\$4,994.33
2022	\$224,870	\$401,055	\$625,925	\$99,570	\$165,450	\$265,020	\$5,135.20