

# 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>
<b>25848</b>	<b>101</b>	<b>1</b>	<b>B</b>	<b>0101</b>	<b>80918AA03200</b>

Owner(s): <b>Van Aken William</b> <b>Lewis Lucy</b>	Situs Address: <b>485 Jerome Ave</b> <b>Astoria,</b>
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## 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	0.09	\$64,890	\$64,150	\$129,040

### Land Components

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

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
141	1948	1986	09/10/2019	lmoore	1.000000	78970	00000	00000	0.789700	1.600000	1.000000

Base Cost Value:	\$174,824
Inventory Adjustment Total:	\$17,973
Adjusted Base Cost:	\$308,475
DRC:	\$243,603
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	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	1,677	2	3,723
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	1,116	0	0
Interior - Wall	Plaster	0	0		0
Roof Type	Hip	0	0		0
Roofing Material	Composition Arch	0	1,122	0	281
Heating Accessory	Stacked Fireplace	1	0	6,830	6,830
Heating Accessory	1 Story Chimney	1	0	730	730
Windows	Single	0	0		0
Windows	Wood	0	0		0
Built-in Appliances	Hood Fan	1	0	280	280
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Disposal	1	0	150	150
Plumbing	Bath Tub - Shower - Tile	1	0	1,300	1,300
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Lavatory	2	0	350	700
Plumbing	Toilet	2	0	300	600
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Shower Stall - Tile	1	0	2,050	2,050

## Residence Valuation

### Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Gr	Gar	Area				Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
Basement	0	0	0	1	1	1.0	0	0	0	0	0	0	0	1,122	1,122	0.00	0.00	73,641.12	73,641.12
First Floor	1	1	0	0	2	1.0	0	1	0	0	1			1,116	1,116	0.00	0.00	86,762.20	86,762.20

### Carport

Class	Carport Type	Carport Design	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Flat	1.000000	0.789700	394.00	\$11,016.04	\$815.10	\$18,929.82	\$14,948.88

### Carport Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Concrete Slab	0	394	0	0
Roofing Material	Built-Up	0	0	0	0
Carport Ext Walls	Curtain Walls/Storage Room		13	62.7	815.10

### Other Improvements

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 Fnd	1.00	1.00	1.00	0.79	6	\$0	\$0	\$0	\$0

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Deck Rails Plain	1.00	1.00	1.00	0.79	60	\$316	\$0	\$316	\$249

## 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	
141	\$243,603	\$14,949	\$0	\$249	\$258,801	Residential	HS	<u>\$129,040</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
258481		25848		\$491,136	1.90	<u>\$189,946</u>	<u>1.53</u>
				<u>\$491,136</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$189,946	\$412,235	\$602,181	\$73,290	\$100,778	\$174,068	\$3,465.23
2024	\$197,543	\$491,136	\$688,679	\$75,488	\$135,242	\$210,730	\$4,217.12