

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>
25943	101	1	A	0101	80918AB00200

Owner(s):	Bensel Larry	Situs Address:	97 Skyline Ave
	Bensel Leticia		Astoria,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.45	\$79,409	\$34,000	\$113,409

Land Components

Category	Description
On-Site Utilities	Public Sewer
On-Site Improvement	Landscape-Average
Site Adjustments	Med/Light Traffic
On-Site Utilities	Electricity
Off-Site Improvement	Curb-Gutters
Neighborhood	Urban
Site Adjustments	Top-Med/Light
On-Site Utilities	Public Water
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Public Access
On-Site Utilities	Telephone
On-Site Utilities	Cable Tv

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
141	1954	1973	11/29/2018	cbrown	1.000000	71880	00000	00000	0.718800	1.550000	1.000000

Base Cost Value:	\$174,930
Inventory Adjustment Total:	\$24,353
Adjusted Base Cost:	\$308,889
DRC:	\$222,030
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	1,488	2	3,571
Heating Accessory	Stacked Fireplace	1	0	6,830	6,830
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	1,488	0	0
Interior - Wall	Plaster	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,488	0	372
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Microwave Fan	1	0	450	450
Interior - Cabinetry	Cabinets Fair Quality	1	0	6,900	6,900
Interior - Cabinetry	Hard Wood	0	0		0
Ext Wall Material	Cedar/Redwood	0	0		0
Ext Wall Material	Brick Veneer	0	0		0
Ext Wall Material	Wood/Bevel	0	0		0
Windows	Wood	0	0		0
Windows	Single	0	0		0
Windows	Vinyl	0	0		0
Plumbing	Toilet	3	0	300	900
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Lavatory	3	0	350	1,050
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Bath Tub - Shower - Tile	1	0	1,300	1,300
Plumbing	Bar Sink	1	0	300	300

Residence Valuation

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	1	1	1.0	0	0	0	0	1	744	0	744	1,488	25,714.74	0.00	43,127.98	68,842.72
First Floor	1	1	1	0	3	1.0	0	1	0	0	0			1,488	1,488	0.00	0.00	106,087.60	106,087.60

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	Drive Concrete	1.00	1.00	1.00	0.72	1,720	\$6,880	\$0	\$6,880	\$4,945

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	1.55	1.00	1.00	0.72	1	\$400	\$0	\$620	\$446

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	\$222,030	\$0	\$0	\$5,391	\$227,421	Residential	HS	<u>\$113,409</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
259431		25943		\$377,049	1.66	<u>\$196,390</u>	<u>1.80</u>
				<u>\$377,049</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$196,390	\$368,563	\$564,953	\$92,077	\$185,271	\$277,348	\$5,521.24
2024	\$204,245	\$377,049	\$581,294	\$94,839	\$190,829	\$285,668	\$5,716.74