

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>
26278	101	1	A	0101	80918BA05200

Owner(s):	Hill Derek Duggan	Situs Address:	211 W Kensington Ave
	Hill Heather Michelle		Astoria,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.28	\$66,729	\$175,000	\$241,729

Land Components

Category	Description
On-Site Utilities	Gas
Off-Site Improvement	Asphalt-Concrete Street
Site Adjustments	View-Average
On-Site Utilities	Telephone
Off-Site Improvement	Public Access
On-Site Utilities	Electricity
On-Site Utilities	Public Water
On-Site Utilities	Cable Tv
On-Site Improvement	Landscape-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 %
151	1977	1995	04/05/2019	ddewinter	1.000000	83910	00000	00000	0.839100	1.500000	1.000000

Base Cost Value:	\$321,870
Inventory Adjustment Total:	\$34,115
Adjusted Base Cost:	\$533,976
DRC:	\$448,060
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Cedar/Redwood	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	3,111	2	4,729
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	1,950	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Shake Medium	0	2,086	1	1,356
Heating Accessory	Elab Fireplace	1	0	5,600	5,600
Heating Accessory	Wood Stove Hearth - Avg	1	0	3,160	3,160
Windows	Vinyl	0	0		0
Windows	Double	0	0		0
Built-in Appliances	Cooktop	1	0	550	550
Built-in Appliances	Oven/Double	1	0	1,800	1,800
Built-in Appliances	Dishwasher	1	0	720	720
Plumbing	Shower Stall - Tile	1	0	2,600	2,600
Plumbing	Lavatory	6	0	500	3,000
Plumbing	Kitchen Sink	1	0	600	600
Plumbing	Water Heater (Std)	1	0	450	450
Plumbing	Bath Tub - Shower	2	0	1,400	2,800
Plumbing	Toilet	5	0	450	2,250
Plumbing	Sauna 5X6	1	0	4,500	4,500

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	3	2.0	0	0	0	0	0	0	0	2,050	2,050	0.00	0.00	141,304.50	141,304.50
First Floor	1	1	1	0	0	0	1	0	1	0	1			2,086	2,086	0.00	0.00	180,565.20	180,565.20

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Unfinished	1.000000	0.739100	830.00	\$44,883	\$1,440	\$69,483	\$51,355

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete		0	0	0
Exterior Wall	Double	0	0	0	0
Roofing Material	Shake Medium	0	0	539.5	539.50
Roof Type	Gable	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Ext Wall Material	Cedar/Redwood	0	0	0	0
Garage Component	Garage Door Opener	2	0	450	900.00

Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - A	Outbuildings	Lean-to-Class 3	1.33	1.00	1.00	0.84	40	\$170	\$0	\$226	\$190

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	0.84	319	\$3,659	\$0	\$3,659	\$3,070

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	0.84	1,645	\$4,935	\$0	\$4,935	\$4,141

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Cov P APC Fnd	1.00	1.00	1.00	0.84	34	\$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	Wood Deck Treated	1.00	1.00	1.00	0.84	142	\$1,629	\$0	\$1,629	\$1,367

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Fencing Cedar 4 ft	1.00	1.00	1.00	0.84	190	\$2,622	\$0	\$2,622	\$2,200

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	Fencing Cedar 6 ft	1.00	1.00	1.00	0.84	140	\$3,080	\$0	\$3,080	\$2,584

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Land Class				
151	\$448,060	\$0	\$51,355	\$13,552	\$512,967	Residential	HS	<u>\$241,729</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
262781		26278		\$850,467	1.66	<u>\$418,602</u>	<u>1.80</u>
				<u>\$850,467</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$418,601	\$831,182	\$1,249,783	\$109,337	\$414,970	\$524,307	\$10,437.55
2024	\$435,346	\$850,467	\$1,285,813	\$112,617	\$427,419	\$540,036	\$10,807.13

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
202107243	07/12/2021	\$1,020,000	33	Yes	Primary	26278	80918BA05200
					Additional	26274	80918BA04701
