

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>
26537	101	1	A	0101	80918BC04000

Owner(s): **Clark Daniel A**
Clark Erica C

Situs Address: **721 Florence Ave**
Astoria,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.13	\$63,000	\$52,500	\$115,500

Land Components

Category	Description
On-Site Utilities	Public Sewer
Off-Site Improvement	Curb-Gutters
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Underground Utilities
Off-Site Improvement	Public Access
On-Site Improvement	Landscape-Fair
Off-Site Improvement	Sidewalk
Site Adjustments	View Fair
On-Site Utilities	Gas
Neighborhood	Urban
On-Site Utilities	Cable Tv
On-Site Utilities	Telephone
On-Site Utilities	Public Water
On-Site Utilities	Electricity

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
143	1930	1961	09/14/2018	mpincombe	1.000000	65240	00000	00000	0.652400	1.550000	1.000000

Base Cost Value:	\$206,290
Inventory Adjustment Total:	\$12,799
Adjusted Base Cost:	\$339,587
DRC:	\$221,547
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Wood/Shake	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	1,360	3	3,509
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	1,091	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	0		0
Windows	Vinyl	0	0		0
Interior - Wall	Dry Wall	0	0		0
Interior - Wall	Panel	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Hood Fan	1	0	280	280
Built-in Appliances	Disposal	1	0	150	150
Plumbing	Lavatory	2	0	350	700
Plumbing	Toilet	2	0	300	600
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Shower Stall - Door	1	0	0	0
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Laundry Tub	1	0	350	350

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
Attic	0	0	0	0	3	0	1	0	0	0	0	0	0	796	796	0.00	0.00	41,005.08	41,005.08
Basement	0	0	0	0	0	0	0	0	0	0	1	0	260	828	1,088	0.00	12,710.49	50,250.97	62,961.46
First Floor	1	1	1	0	1	1.0	0	1	0	0	0			1,088	1,088	0.00	0.00	85,307.60	85,307.60

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	0.65	450	\$1,800	\$0	\$1,800	\$1,174

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 MA1 Slab	1.00	1.00	1.00	0.65	16	\$296	\$0	\$296	\$193

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Patio Flagstone/Sand	1.00	1.00	1.00	0.65	143	\$1,430	\$0	\$1,430	\$933

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
143	\$221,547	\$0	\$0	\$2,300	\$223,847	Residential	HS	<u>\$115,500</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
265371		26537		\$371,125	1.66	<u>\$200,011</u>	<u>1.80</u>
				<u>\$371,125</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$200,010	\$360,315	\$560,325	\$29,658	\$143,873	\$173,531	\$2,862.22
2024	\$208,011	\$371,125	\$579,136	\$30,547	\$148,189	\$178,736	\$2,963.57