

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
26824	101	1	D	0101	80918DA02902

Owner(s): **Bredeson John C**
Bredeson Novella L

Situs Address: **439 McClure Ave**
Astoria,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.30	\$75,313	\$74,000	\$149,313

Land Components

Category	Description
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Public Water
Off-Site Improvement	Public Access
On-Site Utilities	Gas
Site Adjustments	View-Average
On-Site Utilities	Telephone
On-Site Utilities	Cable Tv
On-Site Utilities	Public Sewer
On-Site Utilities	Electricity
Neighborhood	Urban

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
146	1999	1999	08/16/2016	tgramson	1.000000	87480	00000	00000	0.874800	1.470000	1.000000

Base Cost Value:	\$112,847
Inventory Adjustment Total:	\$12,437
Adjusted Base Cost:	\$184,168
DRC:	\$161,110
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	1,186	3	3,380
Heating Accessory	Pre-Fab Metal Box	1	0	3,140	3,140
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	748	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	748	0	187
Windows	Double	0	0		0
Ext Wall Material	Wood/Bevel	0	0		0
Ext Wall Material	Cedar/Redwood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Ceiling	Vaulted	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Disposal	1	0	150	150
Built-in Appliances	Electric	0	0		0
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Lavatory	3	0	350	1,050
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Toilet	3	0	300	900
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Bath Tub - Shower	1	0	950	950

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
First Floor	1	1	1	0	0	0	1	1	0	0	1	748	748	0.00	0.00	67,644.60	67,644.60		
Second Floor	0	0	0	0	3	2.0	0	0	0	0	0	812	812	0.00	0.00	45,202.72	45,202.72		

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.874800	572.00	\$28,367	\$143	\$41,910	\$36,663

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Drop Siding	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Roofing Material	Composition Arch	0	0	143	143.00
Exterior Wall	Double	0	0	0	0
Roof Type	Gable	0	0	0	0
Foundation	Concrete	0	0	0	0

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	0.87	372	\$4,267	\$0	\$4,267	\$3,733

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	0.87	907	\$3,628	\$0	\$3,628	\$3,174

RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Total	Program Type	Land		RMV before index
		Carport	Garage	Other Improvements	Land Class					
146	\$161,110	\$0	\$36,663	\$6,906	\$204,679	Residential	HS	<u>\$149,313</u>		

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
268241		26824		\$373,351	1.82	<u>\$194,445</u>	<u>1.30</u>
				<u>\$373,351</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2021	\$163,398	\$278,358	\$441,756	\$31,167	\$160,374	\$191,541	\$3,717.89
2022	\$194,444	\$373,351	\$567,795	\$32,102	\$165,185	\$197,287	\$3,822.79

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
201502761	04/16/2015	\$285,000	33	Yes	Primary	26824	80918DA02902
					Additional	26822	80918DA02900