

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>
26902	101	1	D	0101	80918DA09700

Owner(s):	Arnaez Gerardo E	Situs Address:	30 Auburn Ave
	Whitman Jennifer		Astoria,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.11	\$60,000	\$74,000	\$134,000

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
133	1920	1961	10/31/2017	llindberg	1.000000	65240	00000	00000	0.652400	1.670000	1.000000

Base Cost Value:	\$181,266
Inventory Adjustment Total:	\$13,484
Adjusted Base Cost:	\$325,232
DRC:	\$212,181
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Hd Bd	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Masonry	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	2,790	2	4,464
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	2,181	0	0
Interior - Floor	Hard Wood Floor	0	572	0	0
Interior - Floor	Wood Subfloor	0	530	0	0
Windows	Vinyl	0	0		0
Windows	Double	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Microwave Fan	1	0	450	450
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Disposal	1	0	130	130
Plumbing	Toilet	3	0	250	750
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Jet Tub	1	0	3,300	3,300
Plumbing	Shower Stall - Metal	2	0	750	1,500
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Lavatory	3	0	250	750
Plumbing	Laundry Tub	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
Attic					1									568	568	0.00	0.00	25,182.72	25,182.72
Basement	0	0	0	1	0	1.0	0	1	0	0	1	564	650	0	1,214	18,727.46	28,241.03	0.00	46,968.49
First Floor	1	1	0	0	2	2.0	0	0	0	0	0			2,181	2,181	0.00	0.00	109,114.38	109,114.38

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	0.65	574	\$6,584	\$0	\$6,584	\$4,295

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	0.65	360	\$4,129	\$0	\$4,129	\$2,694

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	588	\$2,352	\$0	\$2,352	\$1,534

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	Gar. Door Opener	1.67	1.00	1.00	0.65	1	\$350	\$0	\$585	\$381

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Land Class				
133	\$212,181	\$0	\$0	\$8,905	\$221,086	Residential	HS	<u>\$134,000</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
269021		26902		\$431,991	1.95	<u>\$200,679</u>	<u>1.56</u>
				<u>\$431,991</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$200,679	\$419,409	\$620,088	\$42,800	\$147,832	\$190,632	\$3,794.97
2024	\$208,706	\$431,991	\$640,697	\$44,084	\$152,266	\$196,350	\$3,929.34

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
200505987	05/16/2005	\$152,000	30	Yes	Primary	26902	80918DA09700
					Additional	26903	80918DA09800
200310294	06/26/2003	\$6,000	02	Yes	Primary	26902	80918DA09700
					Additional	26903	80918DA09800