

# 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>
27246	401	6	C	0103	80923A001300

Owner(s): **Graf Nicholas P**  
**Graf Glenene A**

Situs Address: **37570 Grimstad Ln**  
**Astoria,**

## Land Valuation

<u>Site Fragment</u>	<u>Land Use</u>	<u>Land Class</u>	<u>Base Type</u>	<u>Size in Acres</u>	<u>Base Value</u>	<u>Adjustments</u>	<u>Base Land RMV</u>
	Residential	HS	Acre	5.00	\$33,559	\$0	\$33,559
	Residential	HS	Acre		\$0	\$24,900	\$24,900

### Land Components

<u>Category</u>	<u>Description</u>
Neighborhood	Rural
Off-Site Improvement	Private Access

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
199	1998	1998	12/06/2012	cleader	1.000000	85760	00000	00000	0.857600	1.000000	1.000000

Base Cost Value:	\$71,534
Inventory Adjustment Total:	\$5,206
Adjusted Base Cost:	\$76,740
DRC:	\$65,812
Adjudicated Value:	

### 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	1	3	2.0		1							2,079	2,079	0.00	0.00	71,533.96	71,533.96

### Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Enclosed Por. 1/2	1.00	1.00	1.00	0.86	738	\$22,103	\$0	\$22,103	\$18,956

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Garden Shed Conv.	1.00	1.00	1.00	0.67	64	\$1,088	\$0	\$1,088	\$728

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Garden Shed Conv.	1.00	1.00	1.00	0.67	120	\$1,920	\$0	\$1,920	\$1,285

## 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	Patio	1.00	1.00	1.00	0.86	81	\$243	\$0	\$243	\$208

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	0.86	107	\$1,605	\$0	\$1,605	\$1,376

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Canopy Roof	1.00	1.00	1.00	0.86	54	\$540	\$0	\$540	\$463

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Cov. Porch Gab.R.	1.00	1.00	1.00	0.86	54	\$2,619	\$0	\$2,619	\$2,246

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
199	\$65,812	\$0	\$0	\$25,262	\$91,074	Residential	HS	\$33,559
						Residential	HS	\$24,900
							Total:	<u>\$58,459</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
529329		27246		\$209,948	2.31	<u>\$116,567</u>	<u>2.17</u>
				<u>\$209,948</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$116,568	\$224,843	\$341,411	\$41,883	\$121,370	\$163,253	\$2,493.75
2024	\$127,058	\$209,948	\$337,006	\$43,139	\$125,011	\$168,150	\$2,596.54

### Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
200601125	02/01/2006	\$160,000	06	Yes	Primary	27246	80923A001300
					Additional	27245	80923A001300
200009194	07/24/1997	\$64,000	15	Yes	Primary	27246	80923A001300
					Additional	27245	80923A001300