Appraisal Report

Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
27331	**641**	**6**	**C5**	**0103**	**80924B000700**

Owner(s): **Haglund Oscar V**
Haglund Robert W
Jolliffe Mavis R

Situs Address: **92941 Deer Valley Rd**
Astoria,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	AF Site	Acre		$0	$75,700	$75,700
	Residential	HS	Acre	5.00	$31,538	$22,028	$53,566

Land Components

Category	Description
Neighborhood	Rural

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
135	1914	1941	02/06/2013	cleader	1.000000	5524(	0000(	0000(	0.552400	1.10000(	1.00000(

Base Cost Value:	$115,706
Inventory Adjustment Total:	$7,559
Adjusted Base Cost:	$135,591
DRC:	$74,901
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Electric	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Oil	0	0		0
Heating & Cooling	Heat Pump	0	1,233	4	4,809
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,548	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	918	0	0
Ext Wall Material	Shingle	0	0		0
Ext Wall Material	Wood/Bevel	0	0		0
Windows	Wood	0	0		0
Windows	Vinyl	0	0		0
Interior - Wall	Wallpaper	0	0		0
Interior - Wall	Dry Wall	0	0		0
Interior - Wall	Panel	0	0		0
Plumbing	Lavatory	1	0	250	250
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Shower Stall - Fiberglass	1	0	1,200	1,200
Plumbing	Laundry Tub	1	0	300	300
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Shower Stall - Door	1	0	0	0
Plumbing	Toilet	1	0	250	250

Room Grid

												Area				Base Cost			
Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Grt	Gar	Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
Basement												840			840	30,821.00	0.00	0.00	30,821.00
First Floor	1	1	1	0	0	1.0	0	1	0	0	0			918	918	0.00	0.00	58,619.64	58,619.64
Half Story	0	0	0	0	3	0	0	0	0	0	0			630	630	0.00	0.00	26,265.62	26,265.62

Carport

Class	Carport Type	Carport Design	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Detached	Flat	1.000000	0.978300	900.00	$18,565.00	($1,800.00)	$18,441.50	$18,041.32

Carport Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Gravel/Dirt	0	900	-2	-1800.00

Residence Valuation

Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	General Purpose	1.00	1.00	1.00	0.55	704	$7,479	$883	$8,362	$4,619

Other Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior-Floor-Loft	Plank Flooring	0	242	3.65	883.30

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	General Purpose	1.00	1.00	1.00	0.55	558	$5,966	$1,320	$7,286	$4,025

Other Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Electrical	Service 60 amp	1	0	900	900.00
Electrical	Wiring per outlet 110 volts	6	0	70	420.00

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 Shed R	1.10	1.00	1.00	0.55	66	$2,983	$0	$3,282	$1,813

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Enclosed Por. 3/4	1.10	1.00	1.00	0.55	144	$6,912	$0	$7,603	$4,200

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 Composite	1.00	1.00	1.00	0.55	24	$480	$0	$480	$265

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	0.55	24	$72	$0	$72	$40

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - A	Outbuildings	Multi-Purpose	1.00	1.00	1.00	0.73	256	$3,981	$0	$3,981	$2,925

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	Garden Shed Conv.	1.00	1.00	1.00	0.55	36	$612	$0	$612	$338

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - A	Outbuildings	Lean-to/heavy	1.00	1.00	1.00	0.86	589	$2,674	$0	$2,674	$2,309

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - A	Outbuildings	Lean-to/heavy	1.00	1.00	1.00	0.86	930	$4,222	$0	$4,222	$3,645

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - A	Outbuildings	Metal Component	1.00	1.00	1.00	0.98	3,200	$85,602	$2,000	$87,602	$85,701

Other Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Electrical	Service 200 amp	1	0	1300	1300.00
Electrical	Wiring per outlet 110 volts	10	0	70	700.00

RMV Summary (Before Index)

Improvement(s)

Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total
135	$74,901	$18,041	$0	$109,879	$202,821

Land

Program Type	Land Class	RMV before index
Residential	AF Site	$75,700
Residential	HS	$53,566
	Total:	$129,266

Current RMV

Improvement

Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index
273311		27331		$467,551	2.31
				$467,551	

Land

Indexed RMV	Cumulative Index
$280,955	**2.17**

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	$280,955	$468,943	$749,898	$53,563	$185,548	$239,111	$3,564.39
2025	$280,955	$467,551	$748,506	$55,169	$191,114	$246,283	$3,661.96