

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>
27341	101	6	C	0103	80924B003500

Owner(s): **Your House LLC**

Situs Address: **92423 John Day River Rd
Astoria,**

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.46	\$41,000	\$24,900	\$65,900

Land Components

Category	Description
On-Site Utilities	Public Water
On-Site Utilities	Telephone
Neighborhood	Rural
Rural	Homesite-Average
On-Site Utilities	Cable Tv
On-Site Utilities	Septic System
Off-Site Improvement	Asphalt-Concrete Street

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
123	1920	1940	10/16/2012	llindberg	1.000000	55240	00000	00000	0.552400	1.100000	1.000000

Base Cost Value:	\$93,701
Inventory Adjustment Total:	\$4,559
Adjusted Base Cost:	\$108,086
DRC:	\$59,707
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Drop Siding	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Oil	0	0		0
Heating & Cooling	Forced Air	0	1,093	3	2,929
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	1,312	0	0
Interior - Wall	Panel	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	875	0	0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Hood Fan	1	0	180	180
Windows	Double	0	0		0
Windows	Wood	0	0		0
Windows	Metal	0	0		0
Windows	Single	0	0		0
Plumbing	Bath Tub - W/O Shower	1	0	400	400
Plumbing	Kitchen Sink	1	0	350	350
Plumbing	Lavatory	1	0	200	200
Plumbing	Toilet	1	0	200	200
Plumbing	Water Heater (Std)	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	0	0	0	0	2	0	0	0	0	0	0	0	0	455	455	0.00	0.00	17,427.90	17,427.90
Basement	0	0	0	0	0	0	0	1	0	0	0	875	0	0	875	26,191.25	0.00	0.00	26,191.25
First Floor	1	1	0	0	2	1.0	0	0	0	0	0			875	875	0.00	0.00	42,804.75	42,804.75

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
2	Attached	Unfinished	1.000000	0.744600	840.00	\$20,536	\$350	\$22,975	\$17,107

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Concrete Slab	0	0	0	0
Garage Component	Garage Door Opener	1	0	350	350.00
Foundation	Concrete		0	0	0
Roof Type	Gable	0	0	0	0
Exterior Wall	Single	0	0	0	0
Ext Wall Material	Channel	0	0	0	0
Roofing Material	Composition	0	0	0	0

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	Multi-Purpose	1.00	1.00	1.00	0.74	288	\$3,761	\$0	\$3,761	\$2,801

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	Multi-Purpose	1.00	1.00	1.00	0.55	168	\$2,436	\$0	\$2,436	\$1,346

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
2 - R	Other Improvements	Cov. Porch Gab.R.	1.10	1.00	1.00	0.55	165	\$8,003	\$0	\$8,803	\$4,863

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	0.55	56	\$560	\$0	\$560	\$309

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	0.55	25	\$250	\$0	\$250	\$138

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	0.55	300	\$4,500	\$0	\$4,500	\$2,486

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	0.55	176	\$2,640	\$0	\$2,640	\$1,458

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	0.55	182	\$2,730	\$0	\$2,730	\$1,508

RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Total	Program Type	Land	RMV before index
		Carport	Garage	Other Improvements	Land Class				
123	\$59,707	\$0	\$17,107	\$14,909	\$91,723	Residential	HS	<u>\$65,900</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
273411		27341		\$225,500	2.46	<u>\$133,376</u>	<u>2.21</u>
				<u>\$225,500</u>			

Certified Tax Roll Value

<u>Tax Year</u>	<u>Land RMV</u>	<u>Impr RMV</u>	<u>Total RMV</u>	<u>Land AV</u>	<u>Impr AV</u>	<u>Total AV</u>	<u>Total Tax</u>
2023	\$133,375	\$240,278	\$373,653	\$41,170	\$64,655	\$105,825	\$1,622.90
2024	\$145,379	\$225,500	\$370,879	\$42,405	\$66,594	\$108,999	\$1,694.82