

# 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>
2743	101	4	H	1007	41019CC00900

Owner(s):	Situs Address:
<b>Sherman Joseph Michael</b> <b>Sherman Pamela Elaine</b> <b>Sherman Real Property Trust</b>	<b>31944 Montbrecia Ln</b> <b>Arch Cape,</b>

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.16	\$153,333	\$45,460	\$198,793

### Land Components

Category	Description
Off-Site Improvement	Asphalt-Concrete Street
On-Site Improvement	Landscape-Fair
On-Site Utilities	Telephone
On-Site Utilities	Public Water
On-Site Utilities	Public Sewer
Off-Site Improvement	Public Access
On-Site Utilities	Electricity
Neighborhood	Suburban

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
146	2018	2018	01/04/2018	cmccleary	1.000000	96820	00000	00000	0.968200	1.000000	1.450000

Base Cost Value:	\$220,288
Inventory Adjustment Total:	\$15,669
Adjusted Base Cost:	\$342,137
DRC:	\$331,257
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Forced Air	0	2,763	2	4,697
Heating Accessory	Gas Stove w/flue	1	0	2,550	2,550
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,430	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	2,048	0	512
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Cabinetry	Hard Wood	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Hood Fan	1	0	280	280
Built-in Appliances	Disposal	1	0	150	150
Windows	Single	0	0		0
Windows	Double	0	0		0
Windows	Wood	0	0		0
Windows	Vinyl	0	0		0
Plumbing	Lavatory	5	0	350	1,750
Plumbing	Toilet	4	0	300	1,200
Plumbing	Laundry Tub	1	0	350	350
Plumbing	Bath Tub - Shower	3	0	950	2,850
Plumbing	Kitchen Sink	1	0	450	450

# Residence Valuation

## Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Water Heater (Std)	1	0	400	400

## 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	0	0	2	1.0	1	1	0	0	1			1,430	1,430	0.00	0.00	103,074.50	103,074.50
Second Floor	0	0	0	0	2	1.0	0	0	0	0	0			2,048	2,048	0.00	0.00	99,042.88	99,042.88

## Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.968200	524.00	\$28,967	\$131	\$42,192	\$40,850

## Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0	0	0
Roof Type	Gable	0	0	0	0
Ext Wall Material	Shingle	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Roofing Material	Composition Arch	0	0	131	131.00
Foundation	Concrete	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
All - R	Other Improvements	Wood Deck Treated	1.00	1.45	1.00	0.97	48	\$816	\$0	\$1,183	\$1,146

## 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	1.45	1.00	0.97	84	\$1,428	\$0	\$2,071	\$2,005

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Cov. Porch Gab.R.	1.00	1.45	1.00	0.97	112	\$5,432	\$0	\$7,876	\$7,626

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Cov. Porch Gab.R.	1.00	1.45	1.00	0.97	64	\$3,104	\$0	\$4,501	\$4,358

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Cov. Porch Gab.R.	1.00	1.45	1.00	0.97	32	\$1,552	\$0	\$2,250	\$2,179

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
146	\$331,257	\$0	\$40,850	\$17,313	\$389,421	Residential	HS	<u>\$198,793</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
27431		2743		\$967,264	2.48	<u>\$370,472</u>	<u>1.94</u>
				<u>\$967,264</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$370,471	\$953,294	\$1,323,765	\$245,817	\$369,572	\$615,389	\$7,928.48
2024	\$385,290	\$967,264	\$1,352,554	\$253,191	\$380,659	\$633,850	\$8,723.75