Appraisal Report

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Account ID	Property Class	<u>MA</u>	NH	Tax Code	TaxMapKey
28006	401	6	В	0112	80930CA00700
Owner(s):	Cook William M/Deborah L	Situs Add	ress:	91998 Lewis & Cla	rk Rd
				Astoria,	

Land Valuation

			Lana	v araation			
Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.91	\$70,083	\$10,065	\$80,149
		Land Cor	nponents				
C	Category			Description			
Neighborhood		Suburb	an				
On-Site Utilities		Electric	eity				
On-Site Utilities		Telepho	one				
Off-Site Improveme	ent	Asphal	t-Concrete Street				
Off-Site Improveme	ent	Public .	Access				
On-Site Utilities		Public	Water				
On-Site Utilities		Septic	System				

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Improvement: 1	Stat Class	Year Built	ffective Year	Appraisal Date	Appraiser Id	Complete %	Phys Fu	nc Econ	Overall LCM %	LMA %
	143	1918	1979	01/14/2015	llindberg	1.000000	7524(000	00000	0.752400 ± 000000	2).700000

Base Cost Value: \$150,965
Inventory Adjustment Total: \$11,808
Adjusted Base Cost: \$113,941

DRC: \$85,729

Adjudicated Value:

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Electric	0	0		0
Ext Wall Material	Shingle	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air/Cool	0	1,428	3	4,484
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	1,722	0	0
Interior - Wall	Plaster	0	0		0
Roof Type	Gable	0	1,135	0	0
Roofing Material	Composition Arch	0	1,135	0	284
Windows	Metal	0	0		0
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Heating Accessory	2 Story Chimney	1	0	1,010	1,010
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Toilet	1	0	300	300
Plumbing	Lavatory	1	0	350	350
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400

Room Grid

							Half						Aı	rea			Base	Cost	
Floor Type	Liv	Kit	Din	Fam	Bed	Bth	Bth	Uty	Oth	Grt	Gar	Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
Attic	0	0	0	0	2	0	0	0	0	0	0	0	0	587	587	0.00	0.00	32,283.51	32,283.51
Basement	0	0	0	0	0	0	0	0	1	0	0	668	0	0	668	30,932.60	0.00	0.00	30,932.60

Room Grid

						Full	Half						Aı	rea			Base	Cost	
Floor Type	Liv	Kit	Din	Fam	Bed	Bth	Bth	Uty	Oth	Grt	Gar	Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor	1	1	1	0	1	1.0	0	0	0	0	0			1,135	1,135	0.00	0.00	87,749.25	87,749.25

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Detached	Unfinished	1.000000	0.817600	1568.00	\$60,088	\$4,472	\$45,192	\$36,949

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Concrete Slab	0	0	0	0
Roofing Material	Composition Arch	0	0	392	392.00
Exterior Wall	Double	0	0	0	0
Ext Wall Material	Shingle	0	0	0	0
Garage Component	Garage Door Opener	3	0	400	1200.00
Heating Accessory	Wood Stove w/flue	1	0	2880	2880.00
Roof Type	Gable	0	0	0	0
Foundation	Concrete		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	Garden Shed Conv.	1.00	0.70	1.00	0.90	144	\$2,232	\$0	\$1,562	\$1,411

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Enclosed Por. 3/4	1.00	0.70	1.00	0.75	35	\$1,945	\$0	\$1,361	\$1,024

Class-			LCM	ΙΜΔ	Comp	Over-			Inventory	Adjusted	
Other SC	Category	Description		% ———	% ———	all%	Size	Base Cost	Adjust Total	Base Cost	DRC
All - R	Other Improvements	Drive Exposed Agg	1.00	0.70	1.00	0.75	1,586	\$6,344	\$0	\$4,441	\$3,341
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Lean-to-Class 5	1.00	0.70	1.00	0.90	32	\$362	\$0	\$253	\$229
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	0.70	1.00	0.75	460	\$6,900	\$0	\$4,830	\$3,634
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 Agg, Conc,	1.00	0.70	1.00	0.75	674	\$2,696	\$0	\$1,887	\$1,420
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/Slab/Simp.	1.00	0.70	1.00	0.75	83	\$3,038	\$0	\$2,126	\$1,60

			O	ther	Impi	oven	ients					
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Tota		ljusted se Cost	DRC
All - R	Other Improvements	Garden Shed Conv.	1.00	0.70	1.00	0.91	64	\$1,088	\$0	<u> </u>	8762	\$696
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Tota		ljusted se Cost	DRC
All - R	Other Improvements	Lean-to-Class 5	1.00	0.70	1.00	0.91	168	\$1,898	\$0	\$	1,329	\$1,215
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Tota		ljusted se Cost	DRC
5 - A	Outbuildings	General Purpose	1.00	1.00	1.00	0.95	1,368	\$19,989	\$0	\$1	9,989	\$19,042
						(Other Co	mponents				
		Category				Desc	ription		Quantity	Area	Unit Cost	Adj. Cost
		Interior - Floo	or			Concr	ete Slab		0	1368	0	0

RMV Summary (Before Index)

Improvement(s)							Land		
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index	
143	\$85,729	\$0	\$36,949	\$33,612	\$156,291	Residential	HS	\$80,149	

Current RMV

			Land				
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
280061		28006		\$492,914	3.15	\$190,796	2.59
				\$492,914			
					- 		

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$190,796	\$525,663	\$716,459	\$64,923	\$197,469	\$262,392	\$4,082.82
2024	\$207,967	\$492,914	\$700,881	\$66,870	\$203,393	\$270,263	\$4,196.12

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