

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>
28494	641	2	O	0108	809360003200

Owner(s): **Corsetti Jacquleen Marie**

Situs Address: **38054 Labiske Ln
Astoria,**

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre		\$0	\$14,350	\$14,350
	Residential	HS	Acre	5.00	\$72,944	\$0	\$72,944

Land Components

Category	Description
On-Site Improvement	Landscape-Fair
Site Adjustments	Treed Lot
Neighborhood	Rural
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Public Water
Water Front	River-Creek
On-Site Utilities	Septic System

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
140	1992	2010		rseverson	1.000000	92330	00000	00000	0.923300	1.000000	.840000

Base Cost Value:	\$130,573
Inventory Adjustment Total:	\$22,800
Adjusted Base Cost:	\$128,833
DRC:	\$118,952
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	1,752	2	2,891
Interior - Accessory	Security Sys. 16 Zones	1	0	390	390
Interior - Floor	Wood Subfloor	0	1,752	0	0
Roof Type	Gable	0	0		0
Ext Wall Material	Log	0	0		0
Ext Wall Material	Wood/Bevel	0	0		0
Interior - Ceiling	Vaulted	0	0		0
Interior - Ceiling	Standard	0	0		0
Roofing Material	Enamel Sheet	0	1,752	2	3,679
Roofing Material	Skylights	0	0		0
Windows	Thermal	0	0		0
Windows	Double	0	0		0
Heating Accessory	Backed Fireplace	1	0	6,270	6,270
Heating Accessory	1 Story Chimney	1	0	730	730
Heating Accessory	Wood Stove w/flue	1	0	2,880	2,880
Built-in Appliances	Electric	1	0	0	0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Cooktop	1	0	470	470
Built-in Appliances	Oven/Single	1	0	610	610
Interior - Wall	Dry Wall	0	0		0
Interior - Wall	Log	0	0		0
Interior - Wall	Wood	0	0		0
Interior - Wall	Panel	0	0		0
Plumbing	Lavatory	2	0	350	700
Plumbing	Kitchen Sink	1	0	450	450

Residence Valuation

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Bath Tub - Shower	2	0	950	1,900
Plumbing	Laundry Tub	1	0	350	350
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Toilet	2	0	300	600

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	0	3	2.0	0	1	0	0	0			1,752	1,752	0.00	0.00	119,802.40	119,802.40

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Unfinished	1.000000	0.923300	624.00	\$28,153	\$1,710	\$25,085	\$23,161

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Enamel Sheet	0	0	1310.4	1310.40
Foundation	Concrete	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Roof Type	Gable	0	0	0	0
Garage Component	Garage Door Opener	1	0	400	400.00
Ext Wall Material	Wood/Bevel	0	0	0	0
Exterior Wall	Single	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
5 - A	Outbuildings	General Purpose	1.00	1.00	1.00	0.92	1,440	\$20,873	(\$4,162)	\$16,712	\$15,430

Other Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Gravel	0	1440	-2.89	-4161.60

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 - R	Other Improvements	Enclosed Por. 3/4	1.00	0.84	1.00	0.92	200	\$11,112	\$0	\$9,334	\$8,618

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Asphalt Drive	1.00	0.84	1.00	0.92	5,680	\$17,040	\$0	\$14,314	\$13,216

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
140	\$118,952	\$0	\$23,161	\$37,264	\$179,376	Residential	HS	\$14,350
						Residential	HS	\$72,944
							Total:	<u>\$87,294</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
284941		28494		\$434,154	2.42	<u>\$158,443</u>	<u>1.98</u>
				<u>\$434,154</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	\$158,442	\$464,717	\$623,159	\$30,294	\$277,396	\$307,690	\$4,247.96
2024	\$172,702	\$434,154	\$606,856	\$31,203	\$285,717	\$316,920	\$4,404.13

Recent Transactions

<u>Instrument ID</u>	<u>Sales Date</u>	<u>Consideration</u>	<u>Sales Data Code</u>		<u>Multiple Accounts</u>	<u>Account ID</u>	<u>TaxMapKey</u>
202001103	02/12/2020	\$406,000	22	Yes	Primary	28494	809360003200
					Additional	28493	809360003200
