

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>
28515	101	5	J	3004	81005CD00500

Owner(s): **Cordell Ronald W/Mary A**

Situs Address: **1210 1st Ave
Hammond,**

Land Valuation

<u>Site Fragment</u>	<u>Land Use</u>	<u>Land Class</u>	<u>Base Type</u>	<u>Size in Acres</u>	<u>Base Value</u>	<u>Adjustments</u>	<u>Base Land RMV</u>
	Residential	HS	Acre	0.12	\$22,000	\$4,900	\$26,900
	Residential	VHS	Acre	0.11	\$22,000	\$0	\$22,000

Land Components

<u>Category</u>	<u>Description</u>
Off-Site Improvement	Gravel-Dirt Street
Off-Site Improvement	Public Access
On-Site Improvement	Landscape-Average
Neighborhood	Urban

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
130	1984	1984	01/01/2000	rseverson	1.000000	7893	0000	0000	0.789300	1.100000	1.060000

Base Cost Value:	\$82,368
Inventory Adjustment Total:	\$6,715
Adjusted Base Cost:	\$103,870
DRC:	\$81,985
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	1,512	2	2,495
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,512	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	1,512	0	0
Ext Wall Material	Wood/Bevel	0	0		0
Ext Wall Material	Vinyl	0	0		0
Windows	Double	0	0		0
Windows	Metal	0	0		0
Built-in Appliances	Hood Fan	1	0	180	180
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Electric	0	0		0
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Lavatory	2	0	250	500
Plumbing	Toilet	2	0	250	500
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Shower Stall - Fiberglass	1	0	1,200	1,200

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	2	2.0	0	0	0	0	1	1,512	1,512	0.00	0.00	82,367.76	82,367.76		

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Unfinished	1.000000	0.789300	280.00	\$12,910	\$0	\$15,053	\$11,881

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0		0
Exterior Wall	Double	0	0		0
Roofing Material	Composition	0	0		0
Interior - Floor	Concrete Slab	0	0		0
Roof Type	Gable	0	0		0
Ext Wall Material	Vinyl	0	0		0

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	Drive Concrete	1.00	1.06	1.00	0.79	1,176	\$3,528	\$0	\$3,740	\$2,952

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	1.06	1.00	0.79	387	\$5,805	\$0	\$6,153	\$4,857

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	0.79	2,380	\$31,393	\$0	\$31,393	\$24,778

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Garden Greenhouse	1.00	1.06	1.00	0.79	84	\$2,625	\$0	\$2,783	\$2,196

RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Total	Program Type	Land		RMV before index
		Carport	Garage	Other Improvements				Land Class		
130	\$81,985	\$0	\$11,881	\$34,783	\$128,649	Residential	HS		\$26,900	
						Residential	VHS		\$22,000	
								Total:	<u>\$48,900</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
285151		28515		\$285,448	2.22	<u>\$137,684</u>	<u>2.82</u>
				<u>\$285,448</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>
2021	\$133,673	\$228,153	\$361,826	\$24,165	\$150,920	\$175,085	\$2,001.93
2022	\$137,683	\$285,448	\$423,131	\$24,889	\$155,447	\$180,336	\$2,032.36