

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>
29365	101	5	J	3004	81009BC04101

Owner(s): Tomac Justin Michael	Situs Address: 304 8th Ave
Tomac Alicia Carol	Hammond,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.23	\$28,400	\$4,900	\$33,300

Land Components

Category	Description
Off-Site Improvement	Gravel-Dirt Street
On-Site Utilities	Telephone
On-Site Utilities	Electricity
Off-Site Improvement	Public Access
Neighborhood	Urban

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
199	1993	1993			1.000000	82900	00000	00000	0.829000	1.000000	1.130000

Base Cost Value:	\$51,513
Inventory Adjustment Total:	\$3,632
Adjusted Base Cost:	\$62,313
DRC:	\$51,658
Adjudicated Value:	

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	1			1,344	1,344	0.00	0.00	51,512.56	51,512.56

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Unfinished	1.000000	0.829000	576.00	\$20,683	\$0	\$25,709	\$21,313

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Roof Type	Gable	0	0	0	0
Roofing Material	Composition	0	0	0	0
Ext Wall Material	T1-11	0	0	0	0
Exterior Wall	Single	0	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
3 - R	Other Improvements	Cov. Porch Shed R	1.00	1.13	1.00	0.83	288	\$13,018	\$0	\$14,710	\$12,195

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Cov. Porch Shed R	1.00	1.13	1.00	0.83	120	\$5,424	\$0	\$6,129	\$5,081

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
199	\$51,658	\$0	\$21,313	\$17,276	\$90,246	Residential	HS	<u>\$33,300</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
525807		29365		\$226,870	2.51	<u>\$107,825</u>	<u>3.37</u>
				<u>\$226,870</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$107,824	\$221,776	\$329,600	\$27,037	\$93,805	\$120,842	\$1,601.37
2024	\$112,138	\$226,870	\$339,008	\$27,848	\$96,619	\$124,467	\$1,655.63