

# Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
29952	101	5	F7	3004	81020CD00500

Owner(s):	Gonzales Kimberly S Rev Liv Trust Gonzales Kimberly Sue Trustee	Situs Address:	1102 SW Pine Dr Warrenton,
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## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.96	\$61,200	\$20,000	\$81,200

### Land Components

Category	Description
Neighborhood	Suburban
Off-Site Improvement	Public Access
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Cable Tv
On-Site Utilities	Electricity
On-Site Utilities	Gas
On-Site Utilities	Public Water
On-Site Utilities	Septic System
On-Site Utilities	Underground Utilities

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
150	2016	2016	10/31/2016	mpincombe	1.000000	95780	00000	00000	0.957800	1.000000	1.080000

Base Cost Value:	\$233,981
Inventory Adjustment Total:	\$24,610
Adjusted Base Cost:	\$279,279
DRC:	\$267,493
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	Gas	0	0		0
Heating & Cooling	Heat Pump	0	2,966	2	6,525
Heating Accessory	Single Fireplace	1	0	4,140	4,140
Roof Type	Gab Hip	0	0		0
Roofing Material	Composition Arch	0	2,966	0	445
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	720	720
Built-in Appliances	Hood Fan	1	0	410	410
Built-in Appliances	Oven/Single	1	0	870	870
Built-in Appliances	Cooktop	1	0	550	550
Plumbing	Toilet	3	0	450	1,350
Plumbing	Lavatory	5	0	500	2,500
Plumbing	Jet Tub	1	0	3,900	3,900
Plumbing	Shower Stall - Fiberglass	1	0	1,600	1,600
Plumbing	Laundry Tub	1	0	550	550
Plumbing	Kitchen Sink	1	0	600	600
Plumbing	Water Heater (Std)	1	0	450	450

### 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		3	2.0	1	1			1			2,966	2,966	0.00	0.00	233,981.20	233,981.20

## Residence Valuation

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Finished	1.000000	0.957800	722.00	\$43,333	\$1,008	\$47,889	\$45,868

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Composition Arch	0	722	0.15	108.30
Garage Component	Garage Door Opener	2	0	450	900.00

### Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Enclosed Por. 1/2	1.00	1.08	1.00	0.96	97	\$4,579	\$0	\$4,946	\$4,737

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Cov. Porch Gab.R.	1.00	1.08	1.00	0.96	200	\$9,700	\$0	\$10,476	\$10,034

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 Composite	1.00	1.08	1.00	0.96	575	\$11,500	\$0	\$12,420	\$11,896

## Residence Valuation

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### 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 Exposed Agg	1.00	1.08	1.00	0.96	1,669	\$6,676	\$0	\$7,210	\$6,906

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Sprinkler System	1.00	1.08	1.00	0.96	1	\$2,500	\$0	\$2,700	\$2,586

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Fencing Cedar 5 ft	1.00	1.08	1.00	0.96	30	\$630	\$0	\$680	\$652

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Fencing Mtl. C14	1.00	1.08	1.00	0.96	189	\$2,268	\$0	\$2,449	\$2,346

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### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
150	\$267,493	\$0	\$45,868	\$39,156	\$352,517	Residential	HS	<u>\$81,200</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
536881		29952		\$788,992	2.24	<u>\$279,740</u>	<u>3.58</u>
				<u>\$788,992</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$279,739	\$770,250	\$1,049,989	\$90,718	\$310,643	\$401,361	\$5,318.73
2024	\$290,929	\$788,992	\$1,079,921	\$93,439	\$319,962	\$413,401	\$5,498.98