

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>
30458	101	5	H	3004	81021BA10500

Owner(s):	Hart Timothy L	Situs Address:	557 NW 1st St
	Hart Molly K		Warrenton,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Lot	0.24	\$35,500	\$11,900	\$47,400

Land Components

Category	Description
Neighborhood	Urban
On-Site Utilities	Telephone
Off-Site Improvement	Curb-Gutters
On-Site Utilities	Public Water
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Public Access
On-Site Utilities	Electricity
On-Site Utilities	Gas
Off-Site Improvement	Sidewalk
On-Site Improvement	Landscape-Average
On-Site Utilities	Cable Tv
On-Site Utilities	Public Sewer

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
130	1978	1996		srutter	1.000000	84460	00000	00000	0.844600	1.100000	1.330000

Base Cost Value:	\$68,215
Inventory Adjustment Total:	\$5,428
Adjusted Base Cost:	\$107,740
DRC:	\$90,997
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	1,110	3	2,908
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Concrete Slab	0	1,110	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	1,110	0	0
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Hood Fan	1	0	180	180
Ext Wall Material	T1-11	0	0		0
Ext Wall Material	Wood/Bevel	0	0		0
Exterior Wall	Double	0	0		0
Exterior Wall	Single	0	0		0
Windows	Vinyl	0	0		0
Windows	Double	0	0		0
Plumbing	Lavatory	1	0	250	250
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Toilet	1	0	250	250
Plumbing	Water Heater (Std)	1	0	350	350

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	1.0	0	1	0	0	1			1,158	1,158	0.00	0.00	68,214.84	68,214.84

Garage Residence Valuation

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Low Cost	1.000000	0.744600	312.00	\$14,343	\$0	\$20,984	\$15,624

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Concrete Slab	0	0	0	0
Exterior Wall	Single	0	0	0	0
Ext Wall Material	T1-11	0	0	0	0
Foundation	Concrete		0	0	0
Roofing Material	Composition	0	0	0	0
Roof Type	Gable	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
All - R	Other Improvements	Wood Deck Treated	1.00	1.33	1.00	0.84	200	\$3,000	\$0	\$3,990	\$3,370

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	1.33	1.00	0.84	348	\$1,044	\$0	\$1,389	\$1,173

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	1.00	1.33	1.00	0.84	160	\$480	\$0	\$638	\$539

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	Roof/ House Extension	1.10	1.33	1.00	0.84	18	\$164	\$0	\$240	\$202

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	1.33	1.00	0.84	32	\$544	\$0	\$724	\$611

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	1.00	1.33	1.00	0.84	120	\$360	\$0	\$479	\$404

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	1.33	1.00	0.84	96	\$1,536	\$0	\$2,043	\$1,725

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	1.33	1.00	0.84	128	\$1,984	\$0	\$2,639	\$2,229

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	Lean-to-Class 3	1.00	1.33	1.00	0.84	36	\$153	\$0	\$203	\$172

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	1.00	1.33	1.00	0.84	190	\$570	\$0	\$758	\$640

RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Program Type	Land	RMV before index
		Carport	Garage	Other Improvements	Total		Land Class	
130	\$90,997	\$0	\$15,624	\$11,066	\$117,687	Residential	HS	<u>\$47,400</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
304581		30458		\$270,525	2.30	<u>\$172,005</u>	<u>3.77</u>
				<u>\$270,525</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	\$172,004	\$264,387	\$436,391	\$56,189	\$93,608	\$149,797	\$1,985.11
2024	\$178,885	\$270,525	\$449,410	\$57,874	\$96,416	\$154,290	\$2,052.34