

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>
32129	101	5	N	3006	810280003503

Owner(s):	Rair David K	Situs Address:	92079 Driftwood Dr
	Rair Mona Michele		Warrenton,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.41	\$41,000	\$4,400	\$45,400

Land Components

Category	Description
On-Site Utilities	Electricity
Neighborhood	Suburban
Off-Site Improvement	Public Access
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Cable Tv
On-Site Improvement	Landscape-Fair
On-Site Utilities	Gas
On-Site Utilities	Telephone
On-Site Utilities	Public Water
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 %
141	1977	1977		cmccleary	1.000000	73910	00000	00000	0.739100	1.000000	1.250000

Base Cost Value:	\$156,337
Inventory Adjustment Total:	\$15,204
Adjusted Base Cost:	\$214,426
DRC:	\$158,482
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	T1-11	0	0		0
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	2,376	2	3,564
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Floor	Wood Subfloor	0	1,592	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Built-Up	0	1,592	0	0
Windows	Metal	0	0		0
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Heating Accessory	Wood Stove w/flue	1	0	2,880	2,880
Interior - Ceiling	Vaulted	0	0		0
Interior - Ceiling	Standard	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Disposal	1	0	150	150
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Microwave Fan	1	0	450	450
Plumbing	Lavatory	2	0	350	700
Plumbing	Toilet	2	0	300	600
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Bath Tub - W/O Shower	1	0	600	600
Plumbing	Kitchen Sink	1	0	450	450

Residence Valuation

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
Basement													784		784	0.00	44,846.60	0.00	44,846.60
First Floor	1	1	1	0	3	2.0	0	1	0	0	1			1,592	1,592	0.00	0.00	111,490.40	111,490.40

Carport

Class	Carport Type	Carport Design	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Same as House	1.000000	0.739100	529.00	\$16,326.00	\$0.00	\$20,407.50	\$15,083.18

Carport Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Wood Subfloor	0	0	0	0
Roof Type	Gable	0	0	0	0
Foundation	Pier	0	0	0	0
Roofing Material	Composition	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	1.25	1.00	0.74	160	\$2,400	\$0	\$3,000	\$2,217

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	1.25	1.00	0.74	496	\$7,440	\$0	\$9,300	\$6,874

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	Garden Shed Conv.	1.00	1.25	1.00	0.74	120	\$1,920	\$0	\$2,400	\$1,774

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total			Land Class	
141	\$158,482	\$15,083	\$0	\$10,865	\$184,430	Residential	HS	<u>\$45,400</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
321291		32129		\$433,179	2.35	<u>\$126,872</u>	<u>2.91</u>
				<u>\$433,179</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$126,871	\$423,692	\$550,563	\$63,645	\$220,375	\$284,020	\$3,682.97
2024	\$131,946	\$433,179	\$565,125	\$65,554	\$226,986	\$292,540	\$3,795.90