

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>
32530	101	5	F7	3004	81029BA00300

Owner(s): **Koranda James Paul**
Koranda Deborah

Situs Address: **1236 SW Pine Dr**
Warrenton,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	1.13	\$67,150	\$27,000	\$94,150

Land Components

Category	Description
On-Site Utilities	Septic System
Site Adjustments	Med/Light Traffic
Water Front	Lake
On-Site Utilities	Public Water
On-Site Improvement	Landscape-Good
Neighborhood	Suburban
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Underground Utilities
Off-Site Improvement	Public Access

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
156	1988	2006	01/23/2014	mpincombe	1.000000	90060	00000	00000	0.900600	1.000000	1.080000

Base Cost Value:	\$315,416
Inventory Adjustment Total:	\$32,472
Adjusted Base Cost:	\$375,718
DRC:	\$338,372
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heating Accessory	Fireplace/Gas/Direct Vent	2	0	2,600	5,200
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Floor	Wood Subfloor	0	3,396	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Shake Medium	0	2,980	1	1,937
Windows	Vinyl	0	0		0
Ext Wall Material	Stone	0	0		0
Ext Wall Material	Shingle	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Forced Air	0	0		0
Heating & Cooling	Heat Pump	0	3,188	2	6,695
Built-in Appliances	Wine Cooler/Under Counter	1	0	1,360	1,360
Built-in Appliances	Microwave Fan	2	0	520	1,040
Built-in Appliances	Hood Fan	1	0	410	410
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Hood Fan	1	0	410	410
Built-in Appliances	Dishwasher	1	0	720	720
Plumbing	Kitchen Sink	2	0	600	1,200
Plumbing	Lavatory	4	0	500	2,000
Plumbing	Bar Sink	1	0	450	450
Plumbing	Water Heater (Std)	2	0	450	900
Plumbing	Laundry Tub	1	0	550	550
Plumbing	Toilet	4	0	450	1,800

Residence Valuation

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Shower Stall - Tile	3	0	2,600	7,800

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	1	2	2.0	0	1	0	0	1			2,980	2,980	0.00	0.00	234,831.00	234,831.00
Second Floor	0	0	0	0	3	1.0	1	0	0	0	0			416	416	0.00	0.00	36,307.68	36,307.68

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Finished	1.000000	0.869100	240.00	\$22,342	\$156	\$24,298	\$21,117

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Shake Medium	0	0	156	156.00
Exterior Wall	Double	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Roof Type	Gable	0	0	0	0
Ext Wall Material	Shingle	0	0	0	0
Foundation	Concrete	0	0	0	0

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Detached	Finished	1.000000	0.900600	1008.00	\$55,788	\$1,555	\$61,931	\$55,775

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0	0	0
Exterior Wall	Double	0	0	0	0
Ext Wall Material	Wood/Shake	0	0	0	0
Roof Type	Gable	0	0	0	0

Residence Valuation

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Detached	Finished	1.000000	0.900600	1008.00	\$55,788	\$1,555	\$61,931	\$55,775

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Shake Medium	0	1008	0.65	655.20
Garage Component	Garage Door Opener	2	0	450	900.00
Interior - Floor	Concrete Slab	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	Asphalt Drive	1.00	1.08	1.00	0.90	3,061	\$9,183	\$0	\$9,918	\$8,932

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 Stamped Con	1.00	1.08	1.00	0.90	1,664	\$11,648	\$0	\$12,580	\$11,329

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 Stamped Con	1.00	1.08	1.00	0.90	440	\$3,080	\$0	\$3,326	\$2,996

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	Patio	1.00	1.08	1.00	0.90	302	\$906	\$0	\$978	\$881

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	0.90	171	\$8,294	\$0	\$8,957	\$8,067

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	1.08	1.00	0.90	370	\$1,110	\$0	\$1,199	\$1,080

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 4 ft	1.00	1.08	1.00	0.90	365	\$6,935	\$0	\$7,490	\$6,745

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Outdoor Fireplace	1.00	1.08	1.00	0.90	18	\$7,000	\$0	\$7,560	\$6,809

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
156	\$338,372	\$0	\$76,892	\$46,838	\$462,103	Residential	HS	<u>\$94,150</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
325301		32530		\$1,034,262	2.24	<u>\$324,353</u>	<u>3.58</u>
				<u>\$1,034,262</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$324,352	\$1,010,398	\$1,334,750	\$91,520	\$446,692	\$538,212	\$7,132.27
2024	\$337,327	\$1,034,262	\$1,371,589	\$94,265	\$460,092	\$554,357	\$7,373.94