

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>
32624	101	5	I	3006	81033B000301

Owner(s):	Zusag Elizabeth Danielle Zusag Elizabeth Danielle Trust	Situs Address:	33232 Bi-Water Ln 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	0.51	\$55,400	\$7,100	\$62,500

Land Components

Category	Description
On-Site Utilities	Electricity
On-Site Improvement	Landscape-Fair
Neighborhood	Urban
Off-Site Improvement	Public Access
Site Adjustments	View Fair
On-Site Utilities	Public Water
On-Site Utilities	Telephone
Off-Site Improvement	Asphalt-Concrete Street
Site Adjustments	Top-Med/Light
On-Site Utilities	Gas
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 %
121	1940	1940		charper	1.000000	55240	00000	00000	0.552400	1.100000	0.990000

Base Cost Value:	\$69,142
Inventory Adjustment Total:	\$8,408
Adjusted Base Cost:	\$84,452
DRC:	\$46,651
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Vinyl	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	1,107	3	2,900
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	110 Volt	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,107	0	387
Heating Accessory	Single Fireplace	1	0	2,690	2,690
Heating Accessory	1 Story Chimney	1	0	630	630
Interior - Floor	Concrete Slab	0	567	0	0
Interior - Floor	Wood Subfloor	0	504	0	0
Windows	Wood	0	0		0
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Interior - Wall	Plaster	0	0		0
Interior - Wall	Dry Wall	0	0		0
Interior - Wall	Panel	0	0		0
Interior - Wall	Cld & Pa	0	0		0
Plumbing	Water Heater (Std)	1	0	300	300
Plumbing	Lavatory	1	0	200	200
Plumbing	Toilet	1	0	200	200
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Kitchen Sink	1	0	350	350

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												308			308	13,337.36	0.00	0.00	13,337.36
First Floor	1	1	0	0	1	1.0	0	1	0	0	0			1,107	1,107	0.00	0.00	50,435.23	50,435.23

Carport

Class	Carport Type	Carport Design	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Flat	1.000000	0.552400	176.00	\$4,056.04	\$0.00	\$4,417.02	\$2,439.96

Carport Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Aluminum Sheet	0	0	0	0
Carport Ext Walls	Curtain Walls/Storage Room	0	0	0	0
Roof Type	Shed	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Foundation	Concrete	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
2 - R	Other Improvements	Enclosed Por. 1/2	1.10	0.99	1.00	0.55	209	\$5,269	\$0	\$5,738	\$3,170

Residence Valuation

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
2 - R	Other Improvements	Wood Deck Treated	1.00	0.99	1.00	0.55	208	\$3,120	\$0	\$3,089	\$1,706

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Land Class				
121	\$46,651	\$2,440	\$0	\$4,876	\$53,967	Residential	HS	<u>\$62,500</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
326241		32624		\$126,291	2.34	<u>\$163,661</u>	<u>2.72</u>
				<u>\$126,291</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$163,661	\$123,612	\$287,273	\$67,486	\$85,653	\$153,139	\$1,985.79
2024	\$170,207	\$126,291	\$296,498	\$69,510	\$88,222	\$157,732	\$2,046.69