

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>
32659	101	5	I	3006	81033B001221

Owner(s): Huffman Michele J

Situs Address: 91638 Smith Lake Rd
Warrenton,

Land Valuation

<u>Site Fragment</u>	<u>Land Use</u>	<u>Land Class</u>	<u>Base Type</u>	<u>Size in Acres</u>	<u>Base Value</u>	<u>Adjustments</u>	<u>Base Land RMV</u>
	Residential	HS	Acre	0.38	\$52,600	\$6,900	\$59,500

Land Components

<u>Category</u>	<u>Description</u>
On-Site Utilities	Septic System
On-Site Utilities	Electricity
On-Site Utilities	Underground Utilities
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Public Water
Off-Site Improvement	Public Access
Neighborhood	Urban
On-Site Improvement	Landscape-Fair

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
140	1977	1995		gbonham	1.000000	83910	00000	00000	0.839100	1.000000	1.120000

Base Cost Value:	\$85,822
Inventory Adjustment Total:	\$13,012
Adjusted Base Cost:	\$110,694
DRC:	\$92,883
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Plywood	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Forced Air	0	1,190	3	3,392
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Concrete Slab	0	1,190	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	1,190	0	0
Windows	Double	0	0		0
Windows	Metal	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Hood Fan	1	0	280	280
Built-in Appliances	Disposal	1	0	150	150
Built-in Appliances	Deluxe Range	1	0	680	680
Plumbing	Lavatory	2	0	350	700
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Shower Stall - Door	1	0	0	0
Plumbing	Toilet	2	0	300	600
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350

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
First Floor	1	1	1	0	3	2.0	0	1	0	0	1			1,190	1,190	0.00	0.00	90,606.50	90,606.50

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Low Cost	1.000000	0.739100	440.00	\$17,947	\$0	\$22,111	\$16,342

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0	0	0
Ext Wall Material	Plywood	0	0	0	0
Foundation	Concrete		0	0	0
Roof Type	Gable	0	0	0	0
Interior - Floor	Concrete Slab	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
4 - R	Other Improvements	Lean-To	1.00	1.12	1.00	0.84	96	\$250	\$0	\$280	\$235

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	Asphalt Drive	1.00	1.12	1.00	0.84	320	\$960	\$0	\$1,075	\$902

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	1.12	1.00	0.84	640	\$1,920	\$0	\$2,150	\$1,804

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 Metal Cl 5	1.00	1.12	1.00	0.84	520	\$6,760	\$0	\$7,571	\$6,353

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	1.12	1.00	0.84	336	\$1,008	\$0	\$1,129	\$947

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	Multi-Purpose	1.00	1.00	1.00	0.84	96	\$1,719	\$0	\$1,719	\$1,443

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	Wood Deck Treated	1.00	1.12	1.00	0.84	360	\$5,400	\$0	\$6,048	\$5,075

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Canopy Roof	1.00	1.12	1.00	0.84	432	\$4,320	\$0	\$4,838	\$4,060

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	General Purpose	1.00	1.00	1.00	0.90	864	\$8,868	\$1,760	\$10,628	\$9,538

Other Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Electrical	Service 60 amp	1	0	900	900.00
Electrical	Wiring per outlet 220	1	0	250	250.00
Electrical	Wiring per outlet 110 volts	6	0	70	420.00
Roofing Material	Baked Enamel	0	864	0.22	190.08
Interior - Floor	Gravel	0	864	0	0

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
140	\$92,883	\$0	\$16,342	\$30,357	\$139,583	Residential	HS	<u>\$59,500</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
326591		32659		\$326,646	2.34	<u>\$155,805</u>	<u>2.72</u>
				<u>\$326,646</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$155,805	\$319,237	\$475,042	\$65,662	\$132,314	\$197,976	\$2,567.20
2024	\$162,037	\$326,646	\$488,683	\$67,631	\$136,283	\$203,914	\$2,645.92