

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> |
| 32667 | 101 | 5 | I | 3006 | 81033B001229 |

| | |
|---|---|
| Owner(s): Early Michael David Early Michael David Family Trust | Situs Address: 91889 Ridge Rd Warrenton, |
|---|---|

Land Valuation

| Site Fragment | Land Use | Land Class | Base Type | Size in Acres | Base Value | Adjustments | Base Land RMV |
|---------------|-------------|------------|-----------|---------------|------------|-------------|---------------|
| | Residential | HS | Acre | 0.25 | \$50,000 | \$6,900 | \$56,900 |

Land Components

| Category | Description |
|----------------------|-------------------------|
| Neighborhood | Rural |
| On-Site Utilities | Electricity |
| Off-Site Improvement | Asphalt-Concrete Street |
| On-Site Utilities | Underground Utilities |
| On-Site Utilities | Public Water |
| On-Site Utilities | Septic System |
| 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 % |
|------------|------------|----------------|----------------|--------------|------------|-------|-------|-------|----------|----------|----------|
| 130 | 1969 | 2014 | | gbonham | 1.000000 | 94580 | 00000 | 00000 | 0.945800 | 1.100000 | 1.080000 |

| | |
|-----------------------------|-----------|
| Base Cost Value: | \$90,084 |
| Inventory Adjustment Total: | \$10,364 |
| Adjusted Base Cost: | \$119,332 |
| DRC: | \$112,864 |
| Adjudicated Value: | |

Improvement Components

| Category | Description | Quantity | Area | Unit Cost | Adj. Cost |
|----------------------|---------------------------|----------|-------|-----------|-----------|
| Ext Wall Material | Hd Bd | 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 | 1,592 | 2 | 2,627 |
| Heating Accessory | Single Fireplace | 1 | 0 | 2,690 | 2,690 |
| 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 | 1,592 | 0 | 0 |
| Interior - Wall | Dry Wall | 0 | 0 | | 0 |
| Roof Type | Gable | 0 | 0 | | 0 |
| Roofing Material | Composition Arch | 0 | 1,592 | 0 | 557 |
| Windows | Vinyl | 0 | 0 | | 0 |
| Built-in Appliances | Dishwasher | 1 | 0 | 340 | 340 |
| Built-in Appliances | Electric | 0 | 0 | | 0 |
| Built-in Appliances | Microwave Fan | 1 | 0 | 450 | 450 |
| Plumbing | Shower Stall - Fiberglass | 1 | 0 | 1,200 | 1,200 |
| Plumbing | Toilet | 2 | 0 | 250 | 500 |
| Plumbing | Water Heater (Std) | 1 | 0 | 350 | 350 |
| Plumbing | Lavatory | 2 | 0 | 250 | 500 |
| Plumbing | Kitchen Sink | 1 | 0 | 400 | 400 |
| Plumbing | Bath Tub - Shower | 1 | 0 | 750 | 750 |
| Plumbing | Shower Stall - Door | 1 | 0 | 0 | 0 |

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 | 0 | 0 | 3 | 2.0 | 0 | 1 | 0 | 0 | 1 | | | 1,592 | 1,592 | 0.00 | 0.00 | 85,566.16 | 85,566.16 |

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 | Drive Concrete | 1.00 | 1.08 | 1.00 | 0.95 | 360 | \$1,080 | \$0 | \$1,166 | \$1,103 |

| Class-Other SC | Category | Description | LCM % | LMA % | Comp % | Over-all% | Size | Base Cost | Inventory Adjust Total | Adjusted Base Cost | DRC |
|----------------|--------------------|-------------|-------|-------|--------|-----------|------|-----------|------------------------|--------------------|---------|
| 3 - R | Other Improvements | Patio | 1.00 | 1.08 | 1.00 | 0.95 | 876 | \$2,628 | \$0 | \$2,838 | \$2,684 |

| 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 6 ft | 1.00 | 1.08 | 1.00 | 0.95 | 100 | \$2,400 | \$0 | \$2,592 | \$2,452 |

| Class-Other SC | Category | Description | LCM % | LMA % | Comp % | Over-all% | Size | Base Cost | Inventory Adjust Total | Adjusted Base Cost | DRC |
|----------------|--------------------|----------------------|-------|-------|--------|-----------|------|-----------|------------------------|--------------------|---------|
| 3 - R | Other Improvements | Cov.Porch/Slab/Simp. | 1.10 | 1.08 | 1.00 | 0.95 | 78 | \$2,855 | \$0 | \$3,392 | \$3,208 |

Residence Valuation
RMV Summary (Before Index)

| Residence by Stat Class | Improvement(s) | | | | | Program Type | Land Land Class | RMV before index |
|----------------------------|----------------|---------|--------|-----------------------|-----------|-----------------|--------------------|---------------------|
| | Residence | Carport | Garage | Other Improvements | Total | | | |
| 130 | \$112,864 | \$0 | \$0 | \$9,447 | \$122,311 | Residential | HS | <u>\$56,900</u> |

Current RMV

| Improvement | | | | | | Land | |
|-------------|---------|------------|---------|------------------|------------------|------------------|------------------|
| Impr ID | From/To | Account ID | Percent | Indexed RMV | Cumulative Index | Indexed RMV | Cumulative Index |
| 326671 | | 32667 | | \$286,228 | 2.34 | <u>\$148,997</u> | <u>2.72</u> |
| | | | | <u>\$286,228</u> | | | |

Certified Tax Roll Value

| Tax Year | Land RMV | Impr RMV | Total RMV | Land AV | Impr AV | Total AV | Total Tax |
|----------|-----------|-----------|-----------|----------|-----------|-----------|------------|
| 2023 | \$148,996 | \$279,448 | \$428,444 | \$65,001 | \$150,689 | \$215,690 | \$2,796.91 |
| 2024 | \$154,956 | \$286,228 | \$441,184 | \$66,951 | \$155,209 | \$222,160 | \$2,882.68 |