

# 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>
32707	401	5	17	3006	81033CA00200

Owner(s):	Stemper Scott M 1/2 Stemper Randall P 1/2 Stemper Deborah J	Situs Address:	91856 Hwy 104 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	1.93	\$84,639	\$7,500	\$92,139

### Land Components

Category	Description
On-Site Utilities	Electricity
Neighborhood	Rural
Off-Site Improvement	Public Access
On-Site Utilities	Septic System
On-Site Improvement	Landscape-Fair
Off-Site Improvement	Gravel-Dirt Street
On-Site Utilities	Public Water
On-Site Utilities	Telephone
Water Front	Lake

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
152	2004	2004			1.000000	89180	00000	00000	0.891800	1.000000	1.040000

Base Cost Value:	\$312,934
Inventory Adjustment Total:	\$23,520
Adjusted Base Cost:	\$349,912
DRC:	\$312,052
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	B & B	0	0		0
Exterior Wall	(2 X 6)	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,600	2,600
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Vaulted	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Concrete Slab	0	2,546	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Aluminum Sheet	0	2,546	0	0
Windows	Vinyl	0	0		0
Heating & Cooling	Floor/Wall Furnace	1	0	0	0
Heating & Cooling	Hot Water Baseboard	0	3,063	3	8,270
Built-in Appliances	Ice Maker	1	0	0	0
Built-in Appliances	Dishwasher	2	0	720	1,440
Built-in Appliances	Deluxe Range	1	0	900	900
Built-in Appliances	Hood Fan	1	0	410	410
Built-in Appliances	Oven/Double	1	0	1,800	1,800
Plumbing	Bar Sink	1	0	450	450
Plumbing	Full Bath	2	0	2,350	4,700
Plumbing	Water Heater (Std)	1	0	450	450
Plumbing	Kitchen Sink	1	0	600	600
Plumbing	Half Bath	2	0	950	1,900

## 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
Attic				1			1							1,034	1,034	0.00	0.00	60,518.04	60,518.04
First Floor		1			3	2.0	1	1		1	1			2,546	2,546	0.00	0.00	208,487.20	208,487.20

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Finished	1.000000	0.891800	787.50	\$46,207	\$450	\$48,524	\$43,273

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	Garage Door Opener	1	0	450	450.00

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Detached	Finished	1.000000	0.891800	884.00	\$43,594	\$1,061	\$46,441	\$41,416

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Wood Shingle	0	884	1.2	1060.80

### Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
	Other Improvements	Drive Concrete	1.00	1.04	1.00	0.89	2,340	\$7,020	\$0	\$7,301	\$6,511

## Residence Valuation

### Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
	Other Improvements	Asphalt Drive	1.00	1.04	1.00	0.89	5,600	\$16,800	\$0	\$17,472	\$15,582

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Land Class				
152	\$312,052	\$0	\$84,690	\$22,092	\$418,834	Residential	HS	<u>\$92,139</u>	

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
528391		32707		\$902,446	2.15	<u>\$192,200</u>	<u>2.27</u>
				<u>\$902,446</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$192,200	\$966,186	\$1,158,386	\$165,450	\$396,011	\$561,461	\$7,280.64
2024	\$209,498	\$902,446	\$1,111,944	\$170,413	\$407,891	\$578,304	\$7,503.87