

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>
32761	101	5	17	3006	81033CA01500

Owner(s): **Hendrie Michael F**
Hendrie Stephanie M

Situs Address: **33201 Columbia Beach Ln**
Warrenton,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.84	\$53,000	\$14,900	\$67,900

Land Components

Category	Description
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Underground Utilities
Off-Site Improvement	Public Access
On-Site Utilities	Electricity
Water Front	Lake
On-Site Utilities	Septic System
Neighborhood	Rural
On-Site Utilities	Public Water

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
140	1968	1968		gbonham	1.000000	69050	00000	00000	0.690500	1.000000	1.120000

Base Cost Value:	\$119,699
Inventory Adjustment Total:	\$14,163
Adjusted Base Cost:	\$149,924
DRC:	\$103,523
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Forced Air	0	1,750	2	3,815
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	Wood Subfloor	0	1,750	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,750	0	438
Windows	Metal	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Microwave Fan	1	0	450	450
Built-in Appliances	Dishwasher	1	0	480	480
Ext Wall Material	Brick	0	0		0
Ext Wall Material	T1-11	0	0		0
Ext Wall Material	Wood/Bevel	0	0		0
Plumbing	Shower Stall - Door	1	0	0	0
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Lavatory	2	0	350	700
Plumbing	Toilet	2	0	300	600
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Bath Tub - Shower	2	0	950	1,900
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	1	3	2.0	0	1	0	0	1			1,750	1,750	0.00	0.00	119,698.50	119,698.50

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.690500	610.00	\$29,784	\$953	\$34,425	\$23,770

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roof Type	Gable	0	0	0	0
Ext Wall Material	Wood/Bevel	0	0	0	0
Foundation	Concrete		0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Roofing Material	Composition Arch	0	0	152.5	152.50
Garage Component	Garage Door Opener	2	0	400	800.00
Exterior Wall	Double	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	Drive Concrete	1.00	1.12	1.00	0.69	1,040	\$3,120	\$0	\$3,494	\$2,413

Residence Valuation

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	Cov.Porch/Slab/Gab.R.	1.00	1.12	1.00	0.69	112	\$4,469	\$0	\$5,005	\$3,456

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	0.69	368	\$5,520	\$0	\$6,182	\$4,269

RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Total	Program Type	Land	RMV before index
		Carport	Garage	Other Improvements	Land Class				
140	\$103,523	\$0	\$23,770	\$10,138	\$137,431	Residential	HS	\$67,900	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
327611		32761		\$321,610	2.34	\$177,801	2.72
				\$321,610			

Certified Tax Roll Value

<u>Tax Year</u>	<u>Land RMV</u>	<u>Impr RMV</u>	<u>Total RMV</u>	<u>Land AV</u>	<u>Impr AV</u>	<u>Total AV</u>	<u>Total Tax</u>
2023	\$177,801	\$314,639	\$492,440	\$80,153	\$177,389	\$257,542	\$3,339.63
2024	\$184,913	\$321,610	\$506,523	\$82,557	\$182,710	\$265,267	\$3,442.05