

# Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
50257	101	1	G	0101	80909CB06808

Owner(s): **Thompson Russell E/Donna Lee**      Situs Address: **265 23rd St  
Astoria,**

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Lot	0.07	\$42,000	\$33,000	\$75,000

### Land Components

Category	Description
Neighborhood	Suburban
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Curb-Gutters
Off-Site Improvement	Public Access
Off-Site Improvement	Sidewalk
On-Site Improvement	Landscape-Average
On-Site Utilities	Cable Tv
On-Site Utilities	Electricity
On-Site Utilities	Gas
On-Site Utilities	Public Sewer
On-Site Utilities	Public Water
On-Site Utilities	Telephone
On-Site Utilities	Underground Utilities

# Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
146	2003	2003	08/21/2017	llindberg	1.000000	89750	00000	00000	0.897500	1.470000	1.000000

Base Cost Value:	\$125,348
Inventory Adjustment Total:	\$12,417
Adjusted Base Cost:	\$202,514
DRC:	\$181,756
Adjudicated Value:	

## Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	1	1,674	3,716	3,716
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,320	2,320
Interior - Accessory	Sprinkler System	0	0		0
Interior - Floor	Wood Subfloor	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,482	0	371
Windows	Vinyl	0	0		0
Exterior Wall	(2 X 6)	0	0		0
Exterior Wall	Double	0	0		0
Built-in Appliances	Hood Fan	1	0	280	280
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Disposal	1	0	150	150
Plumbing	Lavatory	3	0	350	1,050
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
Plumbing	Bar Sink	1	0	300	300
Plumbing	Bath Tub - Shower	1	0	950	950

## 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		2	2.0		1			1			1,482	1,482	0.00	0.00	105,775.90	105,775.90
Second Floor					1	0								384	384	0.00	0.00	26,559.04	26,559.04

## Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.897500	260.00	\$16,736	\$465	\$25,285	\$22,693

## Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Composition Arch	0	260	0.25	65.00
Garage Component	Garage Door Opener	1	0	400	400.00

# 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	Drive Concrete	1.00	1.00	1.00	0.90	52	\$208	\$0	\$208	\$187

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 P APC Fnd	1.00	1.00	1.00	0.90	108	\$0	\$0	\$0	\$0

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 Picket	1.00	1.00	1.00	0.90	20	\$360	\$0	\$360	\$323

## RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land		RMV before index
	Residence	Carport	Garage	Other Improvements				Land Class		
146	\$181,756	\$0	\$22,693	\$510	\$204,959	Residential	HS		<u>\$75,000</u>	

## Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
524609		50257		\$360,944	1.76	<u>\$118,586</u>	<u>1.58</u>
				<u>\$360,944</u>			

## Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2021	\$89,838	\$261,292	\$351,130	\$44,483	\$177,868	\$222,351	\$4,315.92
2022	\$118,586	\$360,944	\$479,530	\$45,817	\$183,204	\$229,021	\$4,437.67