

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>
51953	101	1	G	0101	80909CB06810

Owner(s): Iverson Trust	Situs Address: 285 23rd St
Kienberger-Iverson Alice Joyce Trustee	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	\$0	\$42,000
	Residential	VHS	Lot	0.07	\$42,000	\$33,000	\$75,000

Land Components

Category	Description
Neighborhood	Urban
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Public Access
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	Underground Utilities

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
154	2003	2003	08/21/2017	Ilindberg	1.000000	88620	00000	00000	0.886200	1.470000	1.000000

Base Cost Value:	\$187,522
Inventory Adjustment Total:	\$16,374
Adjusted Base Cost:	\$299,727
DRC:	\$265,618
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	1,797	2	4,133
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,600	2,600
Interior - Floor	Wood Subfloor	0	2,186	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,408	0	211
Windows	Vinyl	0	0		0
Built-in Appliances	Disposal	1	0	190	190
Built-in Appliances	Microwave Fan	1	0	520	520
Built-in Appliances	Dishwasher	1	0	720	720
Plumbing	Kitchen Sink	1	0	600	600
Plumbing	Water Heater (Std)	1	0	450	450
Plumbing	Lavatory	4	0	500	2,000
Plumbing	Toilet	3	0	450	1,350
Plumbing	Bath Tub - Shower - Tile	2	0	1,800	3,600

Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Gr	Gar	Area				Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor	1	1	1	1	1	1.0	1	1						1,408	1,408	0.00	0.00	139,410.60	139,410.60
Half Story					2	1.0								778	778	0.00	0.00	48,111.31	48,111.31

Residence Valuation

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Detached	Finished	1.000000	0.886200	572.00	\$36,801	\$41,538	\$115,157	\$102,052

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	Gar. 2nd Floor-Finished	0	402	88.5508955	35597.46
Heating & Cooling	Baseboard & Wall or Cable	0	402	2.25	904.50
Interior - Cabinetry	2nd kitchen	1	0	1500	1500.00
Plumbing	Bar Sink	1	0	450	450.00
Plumbing	Shower Stall - Fiberglass	1	0	1600	1600.00
Plumbing	Lavatory	1	0	500	500.00
Plumbing	Toilet	1	0	450	450.00
Garage Component	Garage Door Opener	1	0	450	450.00
Roofing Material	Composition Arch	0	572	0.15	85.80

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	Fencing Picket	1.00	1.00	1.00	0.89	255	\$4,590	\$0	\$4,590	\$4,068

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Cov P MA1 Fnd	1.00	1.00	1.00	0.89	734	\$20,376	\$0	\$20,376	\$18,057

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	Deck Rails Plain	1.00	1.00	1.00	0.89	24	\$123	\$0	\$123	\$109

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Cov P APC Fnd	1.00	1.00	1.00	0.89	40	\$0	\$0	\$0	\$0

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Cov P APC Fnd	1.00	1.00	1.00	0.89	72	\$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	Drive Concrete	1.00	1.00	1.00	0.89	88	\$352	\$0	\$352	\$312

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
154	\$265,618	\$0	\$102,052	\$22,545	\$390,216	Residential	HS	\$42,000
						Residential	VHS	\$75,000
							Total:	<u>\$117,000</u>

Current RMV

Improvement					Land		
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
525285		51953		\$743,197	1.90	<u>\$212,743</u>	<u>1.89</u>
				<u>\$743,197</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$212,743	\$726,110	\$938,853	\$90,472	\$348,667	\$439,139	\$8,742.07
2024	\$221,252	\$743,197	\$964,449	\$93,186	\$359,127	\$452,313	\$9,051.65

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
200112280	12/05/2001	\$60,000	30	Yes	Primary	50259	80909CB06810
					Additional	50260	80909CB06811