

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>
52482	101	1	H	0101	80917DD00920

Owner(s): **Bigelis William Charles**
Bigelis Gail Donna

Situs Address: **1845 SE Hancock St**
Astoria,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Lot	0.17	\$40,000	\$60,000	\$100,000

Land Components

Category	Description
Off-Site Improvement	Private 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	Telephone
On-Site Utilities	Underground Utilities
Off-Site Improvement	Asphalt-Concrete Street
Neighborhood	Urban
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 %
151	2004	2004	08/17/2017	cmccleary	1.000000	89180	00000	00000	0.891800	1.470000	1.000000

Base Cost Value:	\$222,161
Inventory Adjustment Total:	\$26,402
Adjusted Base Cost:	\$365,388
DRC:	\$325,853
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	2,120	0	0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air/Cool	0	2,120	3	5,364
Heating Accessory	Fireplace/Gas/Direct Vent	2	0	2,600	5,200
Interior - Accessory	Vacuum Sys. 17-3800 Sq.Ft	1	0	2,630	2,630
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Vaulted	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	0		0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Hip	0	2,120	0	0
Roofing Material	Composition Arch	0	2,120	0	318
Windows	Vinyl	0	0		0
Built-in Appliances	Microwave	1	0	520	520
Built-in Appliances	Hood Fan	1	0	410	410
Built-in Appliances	Disposal	1	0	190	190
Built-in Appliances	Dishwasher	1	0	720	720
Built-in Appliances	Gas	0	0		0
Plumbing	Kitchen Sink	1	0	600	600
Plumbing	Water Heater (Std)	1	0	450	450
Plumbing	Laundry Tub	1	0	550	550
Plumbing	Bath Tub - Shower	1	0	1,400	1,400
Plumbing	Shower Stall - Tile	2	0	2,600	5,200
Plumbing	Toilet	3	0	450	1,350
Plumbing	Lavatory	3	0	500	1,500

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
Basement									1		1		995		995	0.00	61,477.55	0.00	61,477.55
First Floor	1	1	1		2	2.0	1	1						2,120	2,120	0.00	0.00	182,629.00	182,629.00

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	0.89	624	\$2,496	\$0	\$2,496	\$2,226

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Patio	1.00	1.00	1.00	0.89	240	\$960	\$0	\$960	\$856

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	1.00	1.00	0.89	217	\$2,489	\$0	\$2,489	\$2,220

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Enclosed Por. 1/2	1.47	1.00	1.00	0.89	153	\$3,752	\$0	\$5,515	\$4,918

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	Gar. Door Opener	1.47	1.00	1.00	0.89		\$450	\$0	\$662	\$590

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	67	\$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	Patio/Light Covered	1.00	1.00	1.00	0.89	192	\$3,571	\$0	\$3,571	\$3,185

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
151	\$325,853	\$0	\$0	\$13,995	\$339,847	Residential	HS	<u>\$100,000</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
534057		52482		\$543,684	1.60	<u>\$165,025</u>	<u>1.72</u>
				<u>\$543,684</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$165,025	\$531,222	\$696,247	\$81,043	\$314,047	\$395,090	\$7,865.17
2024	\$171,626	\$543,684	\$715,310	\$83,474	\$323,468	\$406,942	\$8,143.69