

# 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>
53237	101	1	H	0101	80917DD01502

Owner(s): **Wilson Mary Kay Family Trust**  
**Wilson Mary Kay**

Situs Address: **1975 SE 2nd St**  
**Astoria,**

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Lot	0.16	\$40,000	\$60,000	\$100,000

### Land Components

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

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
140	2003	2003	08/17/2017	llindberg	1.000000	88620	00000	00000	0.886200	1.470000	1.000000

Base Cost Value:	\$129,205
Inventory Adjustment Total:	\$16,899
Adjusted Base Cost:	\$214,774
DRC:	\$190,333
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	0	1,933	2	3,866
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,320	2,320
Interior - Floor	Wood Subfloor	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,933	0	483
Ext Wall Material	Wood/Bevel	0	0		0
Ext Wall Material	Hd Bd	0	0		0
Exterior Wall	Double	0	0		0
Exterior Wall	(2 X 6)	0	0		0
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Built-in Appliances	Microwave Fan	1	0	450	450
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	Jet Tub	1	0	3,300	3,300
Plumbing	Bar Sink	1	0	300	300
Plumbing	Laundry Tub	1	0	350	350
Plumbing	Shower Stall - Fiberglass	2	0	1,350	2,700

## 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		2	2.0		1	1		1			1,933	1,933	0.00	0.00	129,205.35	129,205.35

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.886200	430.00	\$23,073	\$508	\$34,664	\$30,719

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Composition Arch	0	430	0.25	107.50
Garage Component	Garage Door Opener	1	0	400	400.00

### 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	Wood Deck Treated	1.00	1.00	1.00	0.89	182	\$2,088	\$0	\$2,088	\$1,850

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Cov P APC Slab	1.00	1.00	1.00	0.89	30	\$0	\$0	\$0	\$0

## 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	0.89	725	\$2,900	\$0	\$2,900	\$2,570

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	196	\$784	\$0	\$784	\$695

### RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Program Type	Land	RMV before index
		Carport	Garage	Other Improvements	Total		Land Class	
140	\$190,333	\$0	\$30,719	\$5,115	\$226,166	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
524628		53237		\$361,819	1.60	<u>\$165,025</u>	<u>1.72</u>
				<u>\$361,819</u>			

### Certified Tax Roll Value

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<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	\$165,025	\$353,500	\$518,525	\$90,758	\$217,222	\$307,980	\$6,131.04
2024	\$171,626	\$361,819	\$533,445	\$93,480	\$223,738	\$317,218	\$6,348.14