

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>
53351	101	1	E	0101	80909AD04500

Owner(s): **Froehle Jefferson D**
Froehle Sandra Z

Situs Address: **429 40th St**
Astoria,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.46	\$82,560	\$99,790	\$182,350

Land Components

Category	Description
On-Site Utilities	Cable Tv
Off-Site Improvement	Public Access
Neighborhood	Urban
Off-Site Improvement	Asphalt-Concrete Street
Site Adjustments	View-Good
On-Site Utilities	Public Water
On-Site Utilities	Electricity
On-Site Improvement	Landscape-Average
On-Site Utilities	Gas
On-Site Utilities	Public Sewer

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
151	1948	1986	09/25/2019	cmccleary	1.000000	78970	00000	00000	0.789700	1.550000	1.000000

Base Cost Value:	\$243,547
Inventory Adjustment Total:	\$35,703
Adjusted Base Cost:	\$432,838
DRC:	\$341,812
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Wood/Bevel	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/Cool	0	1,576	3	4,933
Interior - Accessory	Intercom	1	0	0	0
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Floor	Wood Subfloor	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,703	0	255
Interior - Wall	Dry Wall	0	0		0
Interior - Wall	Panel	0	0		0
Windows	Wood	0	0		0
Windows	Vinyl	0	0		0
Heating Accessory	1 Story Chimney	1	0	125	125
Heating Accessory	Wood Stove w/flue	0	0		0
Heating Accessory	Stacked Fireplace	2	0	7,900	15,800
Built-in Appliances	Hood Fan	1	0	410	410
Built-in Appliances	Oven/Single	1	0	870	870
Built-in Appliances	Dishwasher	1	0	720	720
Built-in Appliances	Disposal	1	0	190	190
Built-in Appliances	Cooktop	1	0	550	550
Plumbing	Shower Stall - Tile	2	0	2,600	5,200
Plumbing	Lavatory	5	0	500	2,500
Plumbing	Water Heater (Std)	1	0	450	450
Plumbing	Toilet	3	0	450	1,350
Plumbing	Laundry Tub	1	0	550	550

Residence Valuation

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Bath Tub - W/O Shower	2	0	900	1,800

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	1.0						228		1,027	1,255	10,033.19	0.00	76,196.64	86,229.83
First Floor	1	1	1		3	1.0	1							1,703	1,703	0.00	0.00	157,317.10	157,317.10

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Finished	1.000000	0.789700	546.00	\$35,668	\$532	\$56,110	\$44,310

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0	0	0
Garage Component	Garage Door Opener	1	0	450	450.00
Roofing Material	Composition Arch	0	546	0.15	81.90

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	0.79	1,200	\$4,944	\$0	\$4,944	\$3,904

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Asphalt Drive	1.00	1.00	1.00	0.79	952	\$2,942	\$0	\$2,942	\$2,323

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 P APC Slab	1.00	1.00	1.00	0.79	60	\$0	\$0	\$0	\$0

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Land Class				
151	\$341,812	\$0	\$44,310	\$6,227	\$392,350	Residential	HS	<u>\$182,350</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
529710		53351		\$682,681	1.74	<u>\$276,471</u>	<u>1.58</u>
				<u>\$682,681</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$276,471	\$666,742	\$943,213	\$96,743	\$257,865	\$354,608	\$7,059.28
2024	\$287,529	\$682,681	\$970,210	\$99,645	\$265,600	\$365,245	\$7,309.25

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
201402541	04/28/2014	\$345,000	34	Yes	Primary	53351	80909AD04500
					Additional	53353	80909AD05300
