

# 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>
53386	101	5	J	3004	81008BC07823
Owner(s):	Johnson Matthew S Johnson Wendy J		Situs Address:	1067 Nautical Dr Hammond,	

## Land Valuation

<u>Site Fragment</u>	<u>Land Use</u>	<u>Land Class</u>	<u>Base Type</u>	<u>Size in Acres</u>	<u>Base Value</u>	<u>Adjustments</u>	<u>Base Land RMV</u>
	Residential	HS	Acre	0.19	\$26,455	\$2,400	\$28,855

### Land Components

<u>Category</u>	<u>Description</u>
Neighborhood	Urban
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Curb-Gutters
Off-Site Improvement	Public Access
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 %
140	2006	2006	11/30/2006	gbonham	1.000000	90310	00000	00000	0.903100	1.000000	1.100000

Base Cost Value:	\$157,220
Inventory Adjustment Total:	\$13,369
Adjusted Base Cost:	\$187,649
DRC:	\$169,466
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	0	1,659	2	3,683
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,320	2,320
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Vaulted	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Hard Wood Floor	0	0		0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,106	0	277
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Disposal	1	0	150	150
Built-in Appliances	Microwave Fan	1	0	450	450
Built-in Appliances	Oven/Single	1	0	610	610
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Laundry Tub	1	0	350	350
Plumbing	Full Bath	2	0	1,600	3,200
Plumbing	Half Bath	1	0	650	650
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Lavatory	1	0	350	350

## 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		1	1			1,106	1,106	0.00	0.00	86,242.70	86,242.70
Second Floor					4	2.0								1,106	1,106	0.00	0.00	58,009.36	58,009.36

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Unfinished	1.000000	0.903100	495.00	\$25,927	\$524	\$29,096	\$26,277

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Composition Arch	0	495	0.25	123.75
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
4 - R	Other Improvements	Cov. Porch Gab.R.	1.00	1.10	1.00	0.90	158	\$7,663	\$0	\$8,429	\$7,613

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Wood Deck Treated	1.00	1.10	1.00	0.90	64	\$960	\$0	\$1,056	\$954

## Residence Valuation

### Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
	Other Improvements	Drive Concrete	1.00	1.10	1.00	0.90	1,320	\$3,960	\$0	\$4,356	\$3,934

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
140	\$169,466	\$0	\$26,277	\$12,500	\$208,243	Residential	HS	\$28,855

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
532606		53386		\$523,504	2.51	\$93,432	3.37
				\$523,504			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$93,431	\$511,464	\$604,895	\$49,147	\$178,439	\$227,586	\$3,015.91
2024	\$97,169	\$523,504	\$620,673	\$50,621	\$183,792	\$234,413	\$3,118.10