

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>
54896	101	5	J	3004	81009BD02200

Owner(s): **Joiner Robert**
Joiner Lynda

Situs Address: **24 NW 17th Pl**
Warrenton,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Site	0.16	\$38,800	\$4,900	\$43,700

Land Components

Category	Description
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Curb-Gutters
Off-Site Improvement	Public Access
Neighborhood	Urban
On-Site Utilities	Public Sewer
On-Site Utilities	Electricity
On-Site Utilities	Gas
On-Site Utilities	Public Water

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
140	2014	2014	04/22/2015	mpincombe	1.000000	94720	00000	00000	0.947200	1.000000	1.100000

Base Cost Value:	\$143,369
Inventory Adjustment Total:	\$13,152
Adjusted Base Cost:	\$172,172
DRC:	\$163,082
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	1,978	2	3,857
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,320	2,320
Interior - Floor	Wood Subfloor	0	1,978	0	0
Roof Type	Gab Hip	0	0		0
Roofing Material	Composition Arch	0	1,978	0	495
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	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Bath Tub - W/O Shower	1	0	600	600
Plumbing	Toilet	2	0	300	600
Plumbing	Lavatory	3	0	350	1,050
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400

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		3	2.0		1			1			1,978	1,978	0.00	0.00	131,543.10	131,543.10

Residence Valuation

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.947200	621.00	\$32,908	\$895	\$37,183	\$35,220

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Composition Arch	0	1978	0.25	494.50
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
4 - R	Other Improvements	Cov. Porch Gab.R.	1.00	1.10	1.00	0.95	440	\$21,340	\$0	\$23,474	\$22,235

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	0.95	108	\$5,238	\$0	\$5,762	\$5,458

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Drive Concrete	1.00	1.10	1.00	0.95	675	\$2,025	\$0	\$2,228	\$2,110

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	Garden Shed Conv.	1.00	1.10	1.00	0.95	24	\$408	\$0	\$449	\$425

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Fence Split Two Rail	1.00	1.10	1.00	0.95	100	\$1,100	\$0	\$1,210	\$1,146

RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Total	Program Type	Land	RMV before index
		Carport	Garage	Other Improvements	Land Class				
140	\$163,082	\$0	\$35,220	\$31,373	\$229,675	Residential	HS	<u>\$43,700</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
536402		54896		\$577,383	2.51	<u>\$141,500</u>	<u>3.37</u>
				<u>\$577,383</u>			

Certified Tax Roll Value

<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	\$141,499	\$563,761	\$705,260	\$72,450	\$220,884	\$293,334	\$3,558.64
2024	\$147,160	\$577,383	\$724,543	\$74,623	\$227,510	\$302,133	\$3,679.24