

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
55453	401	6	D	0414	80826D001502
Owner(s): Brown Adam C Brown Nicole L		Situs Address:			

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	2.62	\$59,695	\$0	\$59,695

Land Components

Category	Description
Off-Site Improvement	Private Access
Neighborhood	Rural

Residence Valuation

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
	300	1975	1975	10/26/2011	gbonham	1.000000	72810	00000	00000	0.728100	1.100000	1.000000
	Base Cost Value:											\$0
	Inventory Adjustment Total:											\$0
	Adjusted Base Cost:											\$0
	DRC:											\$0
	Adjudicated Value:											

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - A	Outbuildings	General Purpose	1.00	1.00	1.00	0.73	2,520	\$33,756	\$1,300	\$35,056	\$25,524

Other Components

		Category	Description					Quantity	Area	Unit Cost	Adj. Cost
Class- Other SC		Electrical	Service 200 amp					1	0	1300	1300.00
	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	0.91	1,080	\$3,240	\$0	\$3,240

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Canopy Roof	1.00	1.00	1.00	0.91	360	\$3,600	\$0	\$3,600	\$3,292

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
300	\$0	\$0	\$0	\$31,778	\$31,778	Residential	HS	\$59,695

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
532337		55453		\$68,067	2.14	\$119,889	2.19
				\$68,067			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$119,889	\$72,937	\$192,826	\$17,831	\$19,798	\$37,629	\$519.38
2024	\$130,679	\$68,067	\$198,746	\$18,365	\$20,391	\$38,756	\$538.25

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code	Multiple Accounts	Account ID		TaxMapKey
200802834	03/19/2008	\$372,000	30		Primary	55453	80826D001502
				Additional	21058		80826D001501