

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
55457	101	1	D	0101	80918DA08008
Owner(s):	Agee Stacey A Van Beek Christopher	Situs Address:	8 Auburn Ave Astoria,		

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.14	\$60,000	\$39,000	\$99,000

Land Components

Category	Description
Neighborhood	Urban
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Curb-Gutters
Off-Site Improvement	Public Access
On-Site Utilities	Cable Tv
On-Site Utilities	Electricity
On-Site Utilities	Gas
On-Site Utilities	Public Water
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 %
	141	2006	2006	10/09/2017	cmccleary	1.000000	8975	0000	0000	0.897500	1.47000	1.00000
Base Cost Value:												\$157,584
Inventory Adjustment Total:												\$20,209
Adjusted Base Cost:												\$261,356
DRC:												\$234,567
Adjudicated Value:												

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Hd Bd	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Heat Pump	0	1,482	3	5,039
Heating Accessory	Fireplace/Gas/Direct Vent	2	0	2,320	4,640
Interior - Cabinetry	2nd kitchen	1	0	1,500	1,500
Interior - Floor	Wood Subfloor	0	0		0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,202	0	301
Windows	Vinyl	0	0		0
Built-in Appliances	Microwave Fan	2	0	450	900
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Disposal	1	0	150	150
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Lavatory	3	0	350	1,050
Plumbing	Shower Stall - Fiberglass	2	0	1,350	2,700
Plumbing	Toilet	3	0	300	900
Plumbing	Urinal	1	0	300	300
Plumbing	Kitchen Sink	2	0	450	900
Plumbing	Water Heater (Std)	1	0	400	400

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	1.0					1		560	560	1,120	0.00	29,588.50	36,765.60	66,354.10
First Floor	1	1	1		3	2.0	0							1,202	1,202	0.00	0.00	91,229.90	91,229.90

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	0.90	589	\$2,356	\$0	\$2,356	\$2,115

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
	Other Improvements	Wood Deck Treated	1.00	1.00	1.00	0.90	425	\$4,875	\$0	\$4,875	\$4,375

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. Porch Shed R	1.47	1.00	1.00	0.90	13	\$588	\$0	\$864	\$775
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
	Other Improvements	Gar. Door Opener	1.47	1.00	1.00	0.90	1	\$400	\$0	\$588	\$528
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 Stairs/Landing	1.00	1.00	1.00	0.90	35	\$630	\$0	\$630	\$565
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Fencing Cedar 5 ft	1.00	1.00	1.00	0.90	80	\$1,496	\$0	\$1,496	\$1,343
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Fencing Cedar 6 ft	1.00	1.00	1.00	0.90	8	\$176	\$0	\$176	\$158
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Deck Rails Plain	1.00	1.00	1.00	0.90	62	\$317	\$0	\$317	\$284
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	0.90	202	\$2,317	\$0	\$2,317	\$2,079
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Garden Shed Pref.	1.00	1.00	1.00	0.90	40	\$248	\$0	\$248	\$222

Residence Valuation
RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
141	\$234,567	\$0	\$0	\$12,445	\$247,012	Residential	HS	\$99,000

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
532654		55457		\$448,863	1.82	\$154,193	1.56
				\$448,863			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	\$154,193	\$485,660	\$639,853	\$49,536	\$147,074	\$196,610	\$3,934.55
2025	\$154,193	\$448,863	\$603,056	\$51,022	\$151,486	\$202,508	\$4,043.76