Appraisal Report

DISCLAIMER OF LIABILITY:

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 Account ID
 Property Class
 MA
 NH
 Tax Code
 TaxMapKey

 55498
 101
 5
 K7
 3008
 71009DB02200

 Owner(s):
 Kaspar Frances C
 Situs Address:
 90627 Lewis Rd Warrenton,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.41	\$25,000	\$22,500	\$47,500
		Land Con	ponents				
C	Category			Description			
Neighborhood		Rural					
Off-Site Improveme	nt	Public A	Access				
On-Site Utilities		Septic S	System				
Water Front		Lake					
On-Site Utilities		Cable T	v				

On-Site Utilities Electricity
Off-Site Improvement Asphalt-Concrete Street

Landscape-Fair

On-Site Utilities Telephone
On-Site Utilities Public Water

On-Site Improvement

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Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	1		Func	Econ	Overall	LCM %	LMA %
132	1939	1961		gbonham	1.000000	66180	00000	00000	0.661800	1.100000	1.280000

Base Cost Value: \$95,944
Inventory Adjustment Total: \$9,196
Adjusted Base Cost: \$148,037

DRC: \$97,971

Adjudicated Value:

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Masonary	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	1,434	2	2,366
Heating Accessory	Single Fireplace	1	0	2,690	2,690
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,226	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	1,226	0	0
Interior - Wall	Dry Wall	0	0		0
Interior - Wall	Panel	0	0		0
Windows	Vinyl	0	0		0
Windows	Metal	0	0		0
Interior - Ceiling	Beams	0	0		0
Interior - Ceiling	Vaulted	0	0		0
Interior - Ceiling	Standard	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Microwave Fan	1	0	450	450
Built-in Appliances	Self Exh Range/Grill	1	0	550	550
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Lavatory	2	0	250	500
Plumbing	Toilet	2	0	250	500
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Laundry Tub	1	0	300	300

Room Grid

						Full	Half						A	rea			Base	Cost	
Floor Type	Liv	Kit	Din	Fam	Bed	Bth	Bth	Uty	Oth	Grt	Gar	Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
Attic	0	0	0	0	2	0	1	0	0	0	0	0	0	416	416	0.00	0.00	20,198.64	20,198.64
First Floor	1	1	0	0	1	1.0	0	1	0	0	1			1,226	1,226	0.00	0.00	70,933.48	70,933.48

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Low Cost	1.000000	0.661800	364.00	\$15,807	\$350	\$22,749	\$15,056

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	Garage Door Opener	1	0	350	350.00
Roofing Material	Composition	0	0	0	0
Ext Wall Material	Shingle	0	0	0	0
Exterior Wall	Double	0	0	0	0
Foundation	Concrete	0	0	0	0

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Residence Valuation

Garag

				G	arag	e					
Class	Garage Type	Garage Finish	Complete %	Overall %	Size		Base Cost	Inventory Adjust Tota			DRC
3	Attached	Low Cost	1.000000	0.661800	364.0	0	\$15,807	\$350	\$22,	749	\$15,056
					Ga	rage	Compo	nents			
		Category			Desc	ription		Quantity	Area	Unit Cost	Adj. Cost
		Interior - Floor		oncrete Sla		приоп		0	0	$\frac{\text{cint cost}}{0}$	0
		Roof Type	G	able				0	0	0	0
				Other	Impi	oven	nents				
Class- other SC	Category	Description	LC %	M LMA			Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	
All - R	Other Improvements	Wood Deck Treated	1.0	00 1.28	1.00	0.66	576	\$8,640	\$0	\$11,059	\$7,319
Class- Other SC	Category	Description	LC %	M LMA	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	
3 - R	Other Improvements	Enclosed Por. 3/4	1.	0 1.28	1.00	0.66	42	\$1,887	\$0	\$2,657	\$1,758
Class- Other SC All - R	Category Other Improvements	Description Fencing Metal Cl 5	LC %	<u>%</u>	Comp % 1.00	Overall% 0.66	Size 200	Base Cost \$2,600	Inventory Adjust Total \$0	Adjusted Base Cost	
Class- Other SC	Category Other Improvements	Description Wood Deck Treated	LC %	<u>%</u>	Comp % 1.00	Over- all% 0.66	Size 985	Base Cost	Inventory Adjust Total	Adjusted Base Cost \$18,912	
All - K	One improvements	wood Deek Heated	1.0	1.20	1.00	0.00	763	ψ1 1 ,//3	Ψ	ψ10,712	\$12,J10
Class- Other SC	Category	Description	LC %	M LMA	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	
All - R	Other Improvements	Fencing Metal Cl 5	1.0	00 1.28	1.00	0.66	150	\$1,950	\$0	\$2,496	\$1,652
			IC	M LMA	Comp	Over-			Inventory	Adjusted	
Class- Other SC	Category	Description			%	all%	Size	Base Cost	Adjust Total	Base Cost	t DRC

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RMV Summary (Before Index)

		Improver	nent(s)			Land			
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index	
132	\$97,971	\$0	\$15,056	\$26,591	\$139,618	Residential	HS	\$47,500	

Current RMV

			Improvement	<u>t</u>		1	Land
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
532047		55498		\$267,344	1.91	\$148,719	3.13
				\$267,344			
					-		

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2021	\$116,186	\$195,103	\$311,289	\$96,840	\$169,210	\$266,050	\$3,527.71
2022	\$148,719	\$267,344	\$416,063	\$99,745	\$174,286	\$274,031	\$3,599.32

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