

# 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>
56499	401	6	D	0403	80730AD00700

Owner(s):	Rusinovich Ryan V Rusinovich Abby M	Situs Address:	91437 Geisler Rd Astoria,
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## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	2.02	\$70,200	\$25,640	\$95,840

### Land Components

Category	Description
On-Site Utilities	Electricity
Neighborhood	Rural
Off-Site Improvement	Public Access
On-Site Utilities	Public Water
On-Site Utilities	Septic System
On-Site Utilities	Gas
On-Site Utilities	Telephone
On-Site Utilities	Underground Utilities
Off-Site Improvement	Private Access

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
140	2008	2008	09/24/2011	gbonham	1.000000	91440	00000	00000	0.914400	1.050000	1.000000

Base Cost Value:	\$110,607
Inventory Adjustment Total:	\$9,146
Adjusted Base Cost:	\$125,741
DRC:	\$114,978
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Hd Bd	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heating & Cooling	Forced Air	0	1,575	2	3,623
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,575	0	394
Windows	Vinyl	0	0		0
Interior - Floor	Hard Wood Floor	0	0		0
Interior - Floor	Wood Subfloor	0	1,575	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	Full Bath	2	0	1,600	3,200
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					1,575	1,575	0.00	0.00	110,607.25	110,607.25

## Residence Valuation

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Unfinished	1.000000	0.914400	400.00	\$20,575	\$500	\$22,129	\$20,235

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	Garage Door Opener	1	0	400	400.00
Roof Type	Gable	0	0	0	0
Roofing Material	Composition Arch	0	400	0.25	100.00

### 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.	1.05	1.00	1.00	0.91	73	\$3,541	\$0	\$3,718	\$3,399

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	0.91	96	\$1,440	\$0	\$1,440	\$1,317

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	0.91	80	\$1,200	\$0	\$1,200	\$1,097

## 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	Drive Concrete	1.00	1.00	1.00	0.91	360	\$1,080	\$0	\$1,080	\$988

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Land Class				
140	\$114,978	\$0	\$20,235	\$6,801	\$142,013	Residential	HS	<u>\$95,840</u>	

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
534528		56499		\$304,185	2.14	<u>\$192,482</u>	<u>2.19</u>
				<u>\$304,185</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$192,482	\$325,547	\$518,029	\$99,261	\$75,293	\$174,554	\$2,475.53
2024	\$209,805	\$304,185	\$513,990	\$102,238	\$77,551	\$179,789	\$2,563.26