

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>
57027	101	5	G2	3004	81027DD03800

Owner(s): **Norco Rental Properties II LLC** Situs Address: **1563 SE Honeysuckle Loop
Warrenton,**

Land Valuation

<u>Site Fragment</u>	<u>Land Use</u>	<u>Land Class</u>	<u>Base Type</u>	<u>Size in Acres</u>	<u>Base Value</u>	<u>Adjustments</u>	<u>Base Land RMV</u>
	Residential	HS	Lot	0.26	\$44,500	\$34,300	\$78,800

Land Components

<u>Category</u>	<u>Description</u>
Neighborhood	Suburban
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Public Access

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
244	2017	2017	01/08/2018	mpincombe	1.000000	96310	00000	00000	0.963100	1.000000	0.950000

Base Cost Value:	\$303,057
Inventory Adjustment Total:	\$35,627
Adjusted Base Cost:	\$321,749
DRC:	\$309,877
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
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	4	922	3,411	13,646
Interior - Floor	Wood Subfloor	0	3,688	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,844	0	461
Windows	Vinyl	0	0		0
Built-in Appliances	Microwave Fan	4	0	450	1,800
Built-in Appliances	Dishwasher	4	0	480	1,920
Plumbing	Bath Tub - Shower	4	0	950	3,800
Plumbing	Kitchen Sink	4	0	450	1,800
Plumbing	Lavatory	8	0	350	2,800
Plumbing	Shower Stall - Fiberglass	4	0	1,350	5,400
Plumbing	Toilet	8	0	300	2,400
Plumbing	Water Heater (Std)	4	0	400	1,600

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	2	2			4	4.0		2						1,844	1,844	0.00	0.00	172,541.36	172,541.36
Second Floor	2	2			4	4.0		2						1,844	1,844	0.00	0.00	105,517.80	105,517.80

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	Asphalt Drive	1.00	0.95	1.00	0.96	2,836	\$8,508	\$0	\$8,083	\$7,784

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	0.95	1.00	0.96	96	\$4,656	\$0	\$4,423	\$4,260

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Patio	1.00	0.95	1.00	0.96	288	\$864	\$0	\$821	\$791

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
244	\$309,877	\$0	\$0	\$12,835	\$322,711	Residential	HS	<u>\$78,800</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
537257		57027		\$621,701	1.93	<u>\$157,405</u>	<u>2.08</u>
				<u>\$621,701</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$157,405	\$657,887	\$815,292	\$80,182	\$301,508	\$381,690	\$5,058.07
2024	\$163,701	\$621,701	\$785,402	\$82,587	\$310,553	\$393,140	\$5,229.46