

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>
57123	101	5	G2	3004	81027DD07300

Owner(s): **CD Griffin Lumber Corporation** Situs Address: **2047 SE Huckleberry Ave
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	0.24	\$44,500	\$34,300	\$78,800

Land Components

<u>Category</u>	<u>Description</u>
On-Site Utilities	Gas
On-Site Utilities	Electricity
On-Site Utilities	Public Water
On-Site Utilities	Public Sewer
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	2011	2011	07/19/2012	mpincombe	1.000000	93100	00000	00000	0.931000	1.000000	0.950000

Base Cost Value:	\$278,059
Inventory Adjustment Total:	\$27,627
Adjusted Base Cost:	\$290,401
DRC:	\$270,364
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 - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	3,688	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gab Hip	0	0		0
Roofing Material	Composition Arch	0	1,844	0	461
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	4	0	480	1,920
Built-in Appliances	Microwave Fan	4	0	450	1,800
Plumbing	Full Bath	4	0	1,600	6,400
Plumbing	Kitchen Sink	4	0	450	1,800
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	2		4	2.0								1,844	1,844	0.00	0.00	172,541.36	172,541.36
Second Floor	2	2	2		4	2.0								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	0.93	2,744	\$8,232	\$0	\$7,820	\$7,281

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	0.93	67	\$3,250	\$0	\$3,087	\$2,874

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	0.93	84	\$4,074	\$0	\$3,870	\$3,603

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/Slab	1.00	0.95	1.00	0.93	84	\$3,074	\$0	\$2,921	\$2,719

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	0.93	52	\$156	\$0	\$148	\$138

Residence Valuation

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	\$270,364	\$0	\$0	\$16,615	\$286,979	Residential	HS	\$78,800

Current RMV

Improvement					Land		
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
535536		57123		\$552,862	1.93	\$157,405	2.08
				\$552,862			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$157,405	\$585,336	\$742,741	\$61,303	\$364,498	\$425,801	\$5,642.65
2024	\$163,701	\$552,862	\$716,563	\$63,142	\$375,432	\$438,574	\$5,833.85

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
201403329	06/05/2014	\$1,480,000	34	Yes	Primary	57123	81027DD07300
					Additional	57016	81027DD02700
					Additional	57125	81027DD07500
					Additional	57015	81027DD02600