# **Appraisal Report**

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
57910	101	3	K	1001	61015AD01400
Owner(s):	Macadam & Yeager Co	Situs Ado		790 Thompson F	alls Dr

### **Land Valuation**

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	VHS	Acre	0.31	\$55,000	\$59,000	\$114,000
		Land Con	nponents				
C	Category			Description			
Neighborhood		Urban					
Off-Site Improveme	ent	Curb-G	utters				
Off-Site Improveme	ent	Asphalt	-Concrete Street				
Off-Site Improveme	Public A	Public Access					

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# **Residence Valuation**

Improvement: 1		Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %		Overall LCM %	LMA %
	141	2021	2021	12/10/2021	mpincombe	1.000000	9834( 0000( 0000(	0.983400 1.880000	0000001

Base Cost Value: \$203,023 Inventory Adjustment Total: \$26,519

Adjusted Base Cost: \$431,540 DRC: \$424,376

Adjudicated Value:

# **Improvement Components**

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	1,898	2	3,891
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Interior - Accessory	Sprinkler System	0	2,498	3	7,494
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,298	0	325
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Microwave Fan	1	0	450	450
Built-in Appliances	Disposal	1	0	150	150
Plumbing	Kitchen Sink	0	1	450	450
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Toilet	4	0	300	1,200
Plumbing	Lavatory	5	0	350	1,750
Plumbing	Bath Tub - W/O Shower	1	1	600	600
Plumbing	Shower Stall - Tile	2	0	2,050	4,100
Plumbing	Laundry Tub	0	1	350	350
Plumbing	Bath Tub - Shower - Tile	1	1	1,300	1,300

# **Room Grid**

						Full	Half						Aı	ea			Base	Cost	
Floor Type	Liv	Kit	Din	Fam	Bed	Bth	Bth	Uty	Oth	Grt	Gar	Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
Basement				1	3	2.0		1	1			410		1,200	1,610	15,185.46	0.00	74,874.12	90,059.58
First Floor	1	1	1		1	1.0	1	1	1		1			1,298	1,298	0.00	0.00	96,217.10	96,217.10

# **Residence Valuation**

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.983400	410.00	\$24,335	\$503	\$46,695	\$45,920

# **Garage Components**

Category	Description	Quantity	Area	Unit Cost	Adj. Cost	
Garage Component	Garage Door Opener	1	0	400	400.00	
Roofing Material	Composition Arch	0	410	0.25	102.50	

	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	Wood Deck Composite	1.00	1.00	1.00	0.98	193	\$3,519	\$0	\$3,519	\$3,460		
Class- Other SC	Category	Description	LCM	LMA	Comp %	all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC		
4 - R	Other Improvements	Wood Deck Composite	1.00	1.00	1.00	0.98	123	\$2,242	\$0	\$2,242	\$2,205		
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 FND	1.00	1.00	1.00	0.98	70	\$1,570	\$0	\$1,570	\$1,544		

# **Residence Valuation**

	Other Improvements													
Class- Other SC	Category	Description	LCM %		Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC			
4 - R	Other Improvements	Cov P APC Slab	1.00	1.00	1.00	0.98	45	\$0	\$0	\$0	\$0			

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Drive Stamp Conc.	1.00	1.00	1.00	0.98	1,251	\$24,482	\$0	\$24,482	\$24,076

### **RMV Summary (Before Index)**

		Improven	ient(s)	Land				
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index
141	\$424,376	\$0	\$45,920	\$31,285	\$501,580	Residential	VHS	\$114,000

# **Current RMV**

			_	<b>Land</b>				
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	_	Indexed RMV	Cumulative Index
538519		57910		\$633,346	1.26		\$201,894	1.84
				\$633,346		=		
				-	-			

### **Certified Tax Roll Value**

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$201,894	\$677,198	\$879,092	\$124,099	\$307,662	\$431,761	\$6,199.79
2024	\$209,969	\$633,346	\$843,315	\$127,821	\$316,891	\$444,712	\$6,388.67

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