

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
58063	401	6	C	0103	80924A000900

Owner(s): **Flukinger Marisa J**
Flukinger Todd M

Situs Address: **92793 Timmerman Rd**
Astoria,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	2.00	\$70,000	\$21,900	\$91,900

Land Components

Category	Description
Off-Site Improvement	Gravel-Dirt Street
On-Site Utilities	Septic System
On-Site Utilities	Underground Utilities
On-Site Utilities	Electricity
On-Site Utilities	Telephone
Neighborhood	Rural
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 %
141	2010	2010	08/01/2011	mpincombe	1.000000	9255	0000	0000	0.925500	1.000000	1.000000

Base Cost Value:	\$222,723
Inventory Adjustment Total:	\$11,662
Adjusted Base Cost:	\$234,384
DRC:	\$216,923
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	3,404	2	5,106
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	1,702	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,702	0	426
Ext Wall Material	Shingle	0	0		0
Ext Wall Material	Hd Bd	0	0		0
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Disposal	1	0	150	150
Built-in Appliances	Microwave Fan	1	0	450	450
Plumbing	Full Bath	2	0	1,600	3,200
Plumbing	Half Bath	1	0	650	650
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Laundry Tub	1	0	350	350

Residence Valuation

Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Grt	Gar	Area				Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
Basement				1	3	1.0		1						1,702	1,702	0.00	0.00	105,517.92	105,517.92
First Floor	1	1			1	1.0	1			1	1			1,702	1,702	0.00	0.00	117,204.90	117,204.90

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.925500	506.00	\$25,907	\$527	\$26,433	\$24,464

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	506	0.25	126.50

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	Cov.Porch/Slab/Gab.R.	1.00	1.00	1.00	0.93	82	\$3,272	\$0	\$3,272	\$3,028

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	0.93	440	\$1,320	\$0	\$1,320	\$1,222

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
141	\$216,923	\$0	\$24,464	\$4,250	\$245,636	Residential	HS	<u>\$91,900</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
535158		58063		\$566,250	2.31	<u>\$183,249</u>	<u>2.17</u>
				<u>\$566,250</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$183,249	\$605,974	\$789,223	\$108,263	\$284,064	\$392,327	\$5,933.98
2024	\$199,741	\$566,250	\$765,991	\$111,510	\$292,585	\$404,095	\$6,159.97