# **Appraisal Report**

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Account ID	Property Class	MA	<u> </u>	NH	Tax Code	TaxMapKey
58395	401	6		D	0403	80720D000500
Owner(s):	Vertner Justin	Sit	us Addre		2348 Abbott Rd	

#### **Land Valuation**

Land Use							
	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV	
Residential	VHS	Acre	1.50	\$62,000	\$6,642	\$68,642	
tegory			Description				
	Rural						
	Private	Access					
On-Site Utilities							
Off-Site Improvement							
	Electric	ity					
-	egory	Land Con Regory  Rural Private Public V Gravel-	Residential VHS Acre  Land Components  egory  Rural  Private Access Public Water	Residential VHS Acre 1.50  Land Components  Description  Rural Private Access Public Water Gravel-Dirt Street	Residential VHS Acre 1.50 \$62,000  Land Components  Description  Rural Private Access Public Water Gravel-Dirt Street	Residential VHS Acre 1.50 \$62,000 \$6,642  Land Components  Description  Rural Private Access Public Water Gravel-Dirt Street	

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# **Residence Valuation**

Improvement: 1	Stat Class	Year Built	Effect Yea		Appraisal Date	Appraiser Id	Complete %		Func	Econ	Overall	LCM %	LMA %
	300	2010	201	0	08/12/2010	charper	1.000000	92550	00000	00000	0.925500	1.100000	0000001
							Base Cost Valu		st Value:		\$0		
								Invent	ory A	ljustme	nt Total:		\$0
									Adju	sted Ba	se Cost:		\$0
											DRC:		\$0
									Adj	udicate	d Value:		

### **Other Improvements**

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - A	Outbuildings	General Purpose	1.00	1.00	1.00	0.93	1,440	\$21,492	\$1,300	\$22,792	\$21,094

#### **Other Components**

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Electrical	Service 200 amp	1	0	1300	1300.00
Interior - Floor	Concrete Slab	0	1440	0	0

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

		Improven	Land					
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index
300	\$0	\$0	\$0	\$21,094	\$21,094	Residential	VHS	\$68,642

### **Current RMV**

			Land				
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
534891		58395		395 \$45,183 2.14		\$137,858	2.19
				\$45,183			

### **Certified Tax Roll Value**

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$137,858	\$48,352	\$186,210	\$62,524	\$13,090	\$75,614	\$1,043.66
2024	\$150,265	\$45,183	\$195,448	\$64,399	\$13,482	\$77,881	\$1,081.66

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