

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
58648	121	5	H	3010	81021DC06902

Owner(s): **Walter Marilyn**

Situs Address: **1025-1027 SW Main Ct
Warrenton,**

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Lot	0.33	\$35,500	\$2,400	\$44,216

Land Components

Category	Description
Neighborhood	Suburban
Off-Site Improvement	Public Access
Off-Site Improvement	Asphalt-Concrete Street

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
140	2006	2006	11/29/2007	gbonham	1.000000	90310	00000	00000	0.903100	1.000000	1.090000

Base Cost Value:	\$159,492
Inventory Adjustment Total:	\$21,164
Adjusted Base Cost:	\$196,915
DRC:	\$177,834
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Hd Bd	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Hot Water Baseboard	0	2,516	3	7,171
Roof Type	Hip	0	0		0
Roofing Material	Enamel Sheet	0	2,516	2	5,284
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Built-in Appliances	Microwave Fan	2	0	450	900
Built-in Appliances	Dishwasher	2	0	480	960
Built-in Appliances	Disposal	2	0	150	300
Plumbing	Full Bath	2	0	1,600	3,200
Plumbing	Half Bath	2	0	650	1,300
Plumbing	Lavatory	1	0	350	350
Plumbing	Kitchen Sink	2	0	450	900
Plumbing	Water Heater (Std)	2	0	400	800

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
First Floor	1	2			4	2.0	2			1				2,516	2,516	0.00	0.00	159,492.20	159,492.20

Residence Valuation

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Detached	Finished	1.000000	0.903100	900.00	\$40,595	\$2,290	\$46,745	\$42,215

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	Garage Door Opener	1	0	400	400.00
Roofing Material	Enamel Sheet	0	900	2.1	1890.00

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.903100	892.50	\$40,334	\$3,073	\$47,314	\$42,729

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	Garage Door Opener	3	0	400	1200.00
Roof Type	Hip	0	0	0	0
Roofing Material	Enamel Sheet	1	892	1873.2	1873.20

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	Patio Agg, Conc,	1.00	1.09	1.00	0.90	442	\$1,768	\$0	\$1,927	\$1,740

Residence Valuation

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	Garden Shed Conv.	1.00	1.09	1.00	0.90	144	\$2,232	\$0	\$2,433	\$2,197

Other Components

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	1.09	1.00	0.90	810	\$2,430	\$0	\$2,649	\$2,392

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Other Improvements	Roof/Metal	0	144	0	0

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	1.09	1.00	0.90	805	\$2,415	\$0	\$2,632	\$2,377

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	1.09	1.00	0.90	323	\$969	\$0	\$1,056	\$954

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	1.09	1.00	0.90	1,000	\$3,000	\$0	\$3,270	\$2,953

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
140	\$177,834	\$0	\$84,944	\$12,614	\$275,392	Residential	HS	<u>\$44,216</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
535235		58648		\$633,039	2.30	<u>\$160,450</u>	<u>3.77</u>
				<u>\$633,039</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$160,450	\$618,480	\$778,930	\$67,600	\$303,214	\$370,814	\$4,913.98
2024	\$166,868	\$633,039	\$799,907	\$69,628	\$312,310	\$381,938	\$5,080.48