

# 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>
59289	101	5	H	3004	81020AD00107
Owner(s):	Billings Chase Wulff Kori	Situs Address:	364 SW Kalmia 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	Site	0.18	\$35,500	\$2,400	\$37,900

### Land Components

<u>Category</u>	<u>Description</u>
On-Site Utilities	Electricity
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Curb-Gutters
On-Site Utilities	Gas
On-Site Utilities	Public Sewer
On-Site Utilities	Public Water

# Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
140	2013	2013	01/22/2015	cleader	1.000000	94190	00000	00000	0.941900	1.000000	1.090000

Base Cost Value:	\$113,984
Inventory Adjustment Total:	\$9,996
Adjusted Base Cost:	\$135,139
DRC:	\$127,287
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	0	1,640	2	3,706
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,640	0	410
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	Toilet	2	0	300	600
Plumbing	Lavatory	3	0	350	1,050
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400

## 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	1	1		3	2.0		1						1,640	1,640	0.00	0.00	113,984.00	113,984.00

## Residence Valuation

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Low Cost	1.000000	0.941900	458.00	\$23,659	\$515	\$26,349	\$24,818

### 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	458	0.25	114.50

### 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	Cov.Porch/Slab/Gab.R.	1.00	1.09	1.00	0.94	190	\$7,581	\$0	\$8,263	\$7,783

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	0.94	120	\$360	\$0	\$392	\$370

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	0.94	572	\$1,716	\$0	\$1,870	\$1,762

## 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	Deck Rails Plain	1.00	1.09	1.00	0.94	21	\$286	\$0	\$311	\$293

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Fencing Cedar 6 ft	1.00	1.09	1.00	0.94	100	\$2,400	\$0	\$2,616	\$2,464

### 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	\$127,287	\$0	\$24,818	\$12,672	\$164,777	Residential	HS	\$37,900

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
536123		59289		\$378,770	2.30	\$137,531	3.77
				\$378,770			

## Certified Tax Roll Value

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<u>Tax Year</u>	<u>Land RMV</u>	<u>Impr RMV</u>	<u>Total RMV</u>	<u>Land AV</u>	<u>Impr AV</u>	<u>Total AV</u>	<u>Total Tax</u>
2023	\$137,530	\$369,807	\$507,337	\$57,212	\$163,516	\$220,728	\$2,925.05
2024	\$143,032	\$378,770	\$521,802	\$58,928	\$168,421	\$227,349	\$3,024.15