# **Appraisal Report**

#### DISCLAIMER OF LIABILITY:

On-Site Utilities

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 Account ID
 Property Class
 MA
 NH
 Tax Code
 TaxMapKey

 59329
 101
 1
 D
 0101
 80918DA10001

 Owner(s):
 Welch Debra
 Situs Address:
 39 Auburn Ave Astoria,

### **Land Valuation**

			Luna	· araation			
Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.15	\$60,000	\$39,000	\$99,000
		Land Con	nponents				
	Category			Description			
Off-Site Improveme	ent	Public	Access		_		
On-Site Utilities		Electric	ity				
On-Site Utilities		Gas					
Site Adjustments		View F	air				
On-Site Utilities		Telepho	one				
On-Site Utilities		Public '	Water				
Off-Site Improveme	ent	Asphal	-Concrete Street				
On-Site Improveme	ent	Landsc	ape-Fair				
On-Site Utilities		Public S	Sewer				
Neighborhood		Urban					

Cable Tv

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### **Residence Valuation**

Improvement: 1	Impi	rove	eme	nt:	1
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Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	1		Func	Econ	Overall	LCM %	LMA %
130	1930	1977	10/31/2017	llindhero	1 000000	7524(	00000	00000	0.752400	1 670000	1,000000

Base Cost Value: \$66,935

Inventory Adjustment Total: \$5,260 Adjusted Base Cost: \$120,566

DRC: \$90,714

Adjudicated Value:

**Improvement Components** 

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Hd Bd		0		0
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	702	2	1,544
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	702	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	702	0	246
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Built-in Appliances	Microwave Fan	1	0	450	450
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Disposal	1	0	130	130
Built-in Appliances	Dishwasher	1	0	340	340
Plumbing	Toilet	1	0	250	250
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Lavatory	1	0	250	250
Plumbing	Bath Tub - Shower - Tile	1	0	1,300	1,300
Plumbing	Kitchen Sink	1	0	400	400

#### **Room Grid**

						Full	Half						Aı	rea			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	0	0	0	0	0	0	0	1	0	0	0	351	0	0	351	16,950.86	0.00	0.00	16,950.86
First Floor	1	1	0	0	1	1.0	0	0	0	0	0			702	702	0.00	0.00	49,983.96	49,983.96

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Detached	Unfinished	1.000000	0.652400	216.00	\$11,229	\$76	\$18,879	\$12,317

### **Garage Components**

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Drop Siding	0	0	0	0
Exterior Wall	Single	0	0	0	0
Foundation	Concrete	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Roof Type	Gable	0	0	0	0
Roofing Material	Composition Arch	0	216	0.35	75.60

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### **Residence Valuation**

Other	<b>Improvements</b>	
Ouner	imbrovements	

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Wood Deck Treated	1.00	1.00	1.00	0.75	200	\$2,294	\$0	\$2,294	\$1,726

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Asphalt Drive	1.00	1.00	1.00	0.75	192	\$576	\$0	\$576	\$433

# **RMV Summary (Before Index)**

		Improven	Land					
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index
130	\$90,714	\$0	\$12,317	\$2,159	\$105,190	Residential	HS	\$99,000

### **Current RMV**

			]	Land				
 Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index	
536162		59329		\$191,873	1.82	\$128,924	1.30	
				\$191,873				

# **Certified Tax Roll Value**

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2021	\$108,339	\$117,373	\$225,712	\$58,290	\$59,315	\$117,605	\$2,282.76
2022	\$128,924	\$191,873	\$320,797	\$60,038	\$77,101	\$137,139	\$2,657.29

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