

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>
59732	101	5	J	3004	81008CA02506

Owner(s): **Kenneally Brandon N**
Kenneally Celeste A

Situation Address: **1710 Eastwind Ter**
Hammond,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.26	\$29,750	\$2,400	\$32,150
	Residential	Low Wet	Acre	0.43	\$1,183	\$0	\$1,183

Land Components

Category	Description
Neighborhood	Suburban
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Curb-Gutters
On-Site Utilities	Gas
On-Site Utilities	Electricity
On-Site Utilities	Cable Tv
On-Site Utilities	Telephone
On-Site Utilities	Public Sewer
On-Site Utilities	Public Water
On-Site Utilities	Underground Utilities

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
146	2016	2016	10/20/2016	mpincombe	1.000000	95780	00000	00000	0.957800	1.000000	1.100000

Base Cost Value:	\$138,376
Inventory Adjustment Total:	\$10,380
Adjusted Base Cost:	\$163,631
DRC:	\$156,726
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	1,510	2	3,624
Interior - Floor	Wood Subfloor	0	2,116	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	904	0	226
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	3	0	300	900
Plumbing	Lavatory	4	0	350	1,400
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
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	Gr	Gar	Area				Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor	1	1	1				1		1					904	904	0.00	0.00	75,748.80	75,748.80
Second Floor					3	2.0		1						1,212	1,212	0.00	0.00	62,626.72	62,626.72

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	0.957800	420.00	\$22,281	\$505	\$25,064	\$24,006

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Composition Arch	0	420	0.25	105.00
Garage Component	Garage Door Opener	1	0	400	400.00

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	Drive Concrete	1.00	1.10	1.00	0.96	440	\$1,320	\$0	\$1,452	\$1,391

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 Gab.R.	1.00	1.10	1.00	0.96	80	\$3,880	\$0	\$4,268	\$4,088

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 Shed R	1.00	1.10	1.00	0.96	240	\$10,848	\$0	\$11,933	\$11,429

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	Fencing Cedar 6 ft	1.00	1.10	1.00	0.96	18	\$432	\$0	\$475	\$455

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Fence Wire Wd Frame	1.00	1.10	1.00	0.96	124	\$1,488	\$0	\$1,637	\$1,568

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
146	\$156,726	\$0	\$24,006	\$18,931	\$199,663	Residential	HS	\$32,150
						Residential	Low Wet	\$1,183
							Total:	<u>\$33,333</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
536854		59732		\$501,935	2.51	<u>\$107,931</u>	<u>3.37</u>
				<u>\$501,935</u>			

Certified Tax Roll Value

<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	\$107,929	\$457,929	\$565,858	\$71,474	\$193,025	\$264,499	\$3,110.79
2024	\$112,248	\$501,935	\$614,183	\$73,618	\$213,183	\$286,801	\$3,407.32