

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>
59770	401	5	M	1006	71027B000220

Owner(s): **McCarthy Brian**
McCarthy Megan

Situs Address: **80362 Polo Ridge Rd**
Warrenton,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	1.00	\$48,000	\$7,500	\$55,500

Land Components

Category	Description
Neighborhood	Suburban
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Electricity
On-Site Utilities	Gas
On-Site Utilities	Public Water
On-Site Utilities	Septic System
On-Site Utilities	Telephone
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 %
150	2018	2018	12/21/2018	mpincombe	1.000000	96820	00000	00000	0.968200	1.000000	0.870000

Base Cost Value:	\$228,033
Inventory Adjustment Total:	\$22,954
Adjusted Base Cost:	\$218,358
DRC:	\$211,414
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	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	2,868	2	4,704
Heating Accessory	Single Fireplace	1	0	4,140	4,140
Roof Type	Gab Hip	0	0		0
Roofing Material	Composition Arch	0	2,868	0	430
Windows	Vinyl	0	0		0
Built-in Appliances	Hood Fan	1	0	410	410
Built-in Appliances	Dishwasher	1	0	720	720
Built-in Appliances	Disposal	0	0		0
Plumbing	Toilet	4	0	450	1,800
Plumbing	Lavatory	4	0	500	2,000
Plumbing	Garden Tub	1	0	2,500	2,500
Plumbing	Shower Stall - Tile	2	0	2,600	5,200
Plumbing	Kitchen Sink	1	0	600	600
Plumbing	Water Heater (Std)	1	0	450	450

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	3.0	1	1	1		1			2,868	2,868	0.00	0.00	228,032.60	228,032.60

Residence Valuation

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Finished	1.000000	0.968200	897.00	\$50,954	\$1,035	\$45,230	\$43,792

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Composition Arch	0	897	0.15	134.55
Garage Component	Garage Door Opener	2	0	450	900.00

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Cov. Porch Gab.R.	1.00	0.87	1.00	0.97	291	\$14,114	\$0	\$12,279	\$11,888

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Cov. Porch Gab.R.	1.00	0.87	1.00	0.97	362	\$17,557	\$0	\$15,275	\$14,789

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Asphalt Drive	1.00	0.87	1.00	0.97	3,070	\$9,210	\$0	\$8,013	\$7,758

Residence Valuation RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
150	\$211,414	\$0	\$43,792	\$34,435	\$289,641	Residential	HS	<u>\$55,500</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
537532		59770		\$742,960	2.57	<u>\$186,618</u>	<u>3.67</u>
				<u>\$742,960</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$186,618	\$794,546	\$981,164	\$80,902	\$373,167	\$454,069	\$5,844.01
2024	\$203,413	\$742,960	\$946,373	\$83,329	\$384,362	\$467,691	\$6,028.71