

# 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>
60037	641	6	D	0403	807150000801

Owner(s): **Jones Tanya M**

Situs Address: **93175 Brownsmead Hill Rd  
Astoria,**

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	5.00	\$62,702	\$0	\$62,702
	Residential	HS	Acre		\$0	\$25,640	\$25,640

### Land Components

Category	Description
Neighborhood	Rural
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Septic System
Off-Site Improvement	Public Access
On-Site Utilities	Public Water
On-Site Utilities	Electricity

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
140	2017	2017	01/23/2017	Iindberg	1.000000	96310	00000	00000	0.963100	1.050000	1.000000

Base Cost Value:	\$105,672
Inventory Adjustment Total:	\$10,532
Adjusted Base Cost:	\$122,014
DRC:	\$117,512
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	Electricity	0	0		0
Heating & Cooling	Heat Pump	0	1,480	3	5,032
Interior - Floor	Wood Subfloor	0	1,480	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,480	0	370
Windows	Vinyl	0	0		0
Built-in Appliances	Microwave Fan	1	0	450	450
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Disposal	1	0	150	150
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Toilet	2	0	300	600
Plumbing	Lavatory	2	0	350	700
Plumbing	Bath Tub - Shower	2	0	950	1,900

### 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		4	2.0					1			1,480	1,480	0.00	0.00	105,672.00	105,672.00

## 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	0.963100	400.00	\$21,555	\$500	\$23,158	\$22,303

### 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	400	0.25	100.00

### Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	General Purpose	1.00	1.00	1.00	0.54	560	\$6,229	\$0	\$6,229	\$3,392

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/Slab/Gab.R.	1.05	1.00	1.00	0.96	48	\$1,915	\$0	\$2,011	\$1,937

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/Slab/Gab.R.	1.05	1.00	1.00	0.96	78	\$3,112	\$0	\$3,268	\$3,147

## 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	Drive Concrete	1.00	1.00	1.00	0.96	400	\$1,200	\$0	\$1,200	\$1,156

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land Class	RMV before index
	Residence	Carport	Garage	Other Improvements	Other				
140	\$117,512	\$0	\$22,303	\$9,632	\$149,447	Residential	HS	\$62,702	
						Residential	HS	\$25,640	
							Total:	<u>\$88,342</u>	

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
537001		60037		\$320,108	2.14	<u>\$177,423</u>	<u>2.19</u>
				<u>\$320,108</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$177,423	\$342,380	\$519,803	\$22,668	\$150,951	\$173,619	\$2,396.38
2024	\$193,391	\$320,108	\$513,499	\$23,348	\$155,479	\$178,827	\$2,483.65