

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>
60339	401	5	M	1006	71027B000228

Owner(s): **McKechnie Rendall
McKechnie Trust C**

Situs Address: **89182 Belmont Rd
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	Acre	1.03	\$48,390	\$7,500	\$55,890

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
150	2019	2019	01/08/2020	mpincombe	1.000000	9733	0000	0000	0.973300	1.000000	.870000

Base Cost Value:	\$195,983
Inventory Adjustment Total:	\$19,937
Adjusted Base Cost:	\$187,850
DRC:	\$182,835
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	2,340	2	4,446
Heating Accessory	Single Fireplace	1	0	4,140	4,140
Roof Type	Gab Hip	0	0		0
Roofing Material	Composition Arch	0	2,340	0	351
Windows	Vinyl	0	0		0
Built-in Appliances	Hood Fan	1	0	410	410
Built-in Appliances	Microwave	1	0	520	520
Built-in Appliances	Dishwasher	1	0	720	720
Plumbing	Toilet	3	0	450	1,350
Plumbing	Water Heater (Std)	1	0	450	450
Plumbing	Shower Stall - Tile	1	0	2,600	2,600
Plumbing	Kitchen Sink	1	0	600	600
Plumbing	Laundry Tub	1	0	550	550
Plumbing	Bath Tub - Shower - Tile	1	0	1,800	1,800
Plumbing	Lavatory	4	0	500	2,000

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	1		1			2,340	2,340	0.00	0.00	195,983.00	195,983.00

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	0.973300	709.00	\$42,767	\$1,006	\$38,083	\$37,066

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Composition Arch	0	709	0.15	106.35
Garage Component	Garage Door Opener	2	0	450	900.00

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Detached	Finished	1.000000	0.978300	576.00	\$36,975	\$2,333	\$34,198	\$33,456

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Composition Arch	0	576	0.15	86.40
Garage Component	Garage Door Opener	2	0	450	900.00
Garage Component	Garage Attic Area	0	264	5.1	1346.40

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	403	\$19,546	\$0	\$17,005	\$16,551

Residence Valuation

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	243	\$11,786	\$0	\$10,253	\$9,980

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	2,402	\$7,206	\$0	\$6,269	\$6,102

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Generator/Electrical	1.00	0.87	1.00	0.97	1	\$0	\$0	\$0	\$0

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	\$182,835	\$0	\$70,521	\$32,632	\$285,988	Residential	HS	<u>\$55,890</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
537884		60339		\$733,589	2.57	<u>\$187,930</u>	<u>3.67</u>
				<u>\$733,589</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$187,929	\$784,430	\$972,359	\$81,409	\$377,297	\$458,706	\$5,903.00
2024	\$204,843	\$733,589	\$938,432	\$83,851	\$388,615	\$472,466	\$6,089.58