

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
60374	401	2	O	0108	70910A000806

Owner(s): **Ranta Tyler**

Situs Address: **90180 Rose Arbor Ln
Astoria,**

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	2.03	\$67,744	\$14,350	\$82,094

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
140	2021	2021	12/17/2021	bgermond	0.320000	9931	0000	0000	0.993100	1.000000	0.840000

Base Cost Value:	\$118,608
Inventory Adjustment Total:	\$4,201
Adjusted Base Cost:	\$103,160
DRC:	\$32,783
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Hd Bd	0	0		0
Exterior Wall	(2 X 6)	0	0		0
Foundation	Concrete	0	0		0
Heating & Cooling	Forced Air	0	1,729	2	3,769
Heating Accessory	Fireplace/Gas/Direct Vent	0	0		0
Roof Type	Gab Hip	0	0		0
Roofing Material	Composition Arch	0	1,729	0	432
Windows	Vinyl	0	0		0
Built-in Appliances	Hood Fan	0	0		0
Built-in Appliances	Dishwasher	0	0		0
Plumbing	Kitchen Sink	0	0		0
Plumbing	Water Heater (Std)	0	0		0
Plumbing	Lavatory	0	0		0
Plumbing	Toilet	0	0		0
Plumbing	Bath Tub - Shower	0	0		0
Plumbing	Shower Stall - Tile	0	0		0

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						1,729	1,729	0.00	0.00	118,607.55	118,607.55

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Low Cost	0.420000	0.993100	640.50	\$30,298	\$0	\$25,451	\$10,616

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
		0			

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	Cov.Porch/Slab/Gab.R.	1.00	0.84	0.00	0.99	42	\$1,676	\$0	\$1,408	\$0

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	Patio/Light Covered	1.00	0.84	0.00	0.99	475	\$8,835	\$0	\$7,421	\$0

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	\$32,783	\$0	\$10,616	\$0	\$43,399	Residential	HS	\$82,094	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
538548		60374		\$115,201	2.65	\$135,459	1.65
				\$115,201			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2021	\$96,361	\$0	\$96,361	\$49,552	\$0	\$49,552	\$661.62
2022	\$135,459	\$115,201	\$250,660	\$62,356	\$55,065	\$117,421	\$1,690.16