

# 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>
60861	401	2	O	0108	70902C000500

Owner(s): **Ball Kevin**  
**Ball Jessica**

Situs Address: **37330 Labiske Ln**  
**Astoria,**

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	2.17	\$71,216	\$14,350	\$85,566

### Land Components

Category	Description
Off-Site Improvement	Public Access
Off-Site Improvement	Asphalt-Concrete Street
Neighborhood	Rural
On-Site Utilities	Electricity
On-Site Utilities	Gas
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 %
141	2021	2021	01/30/2023	bgermond	1.000000	98340	00000	00000	0.983400	1.000000	0.840000

Base Cost Value:	\$225,955
Inventory Adjustment Total:	\$17,528
Adjusted Base Cost:	\$204,526
DRC:	\$201,131
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	Heat Pump	0	2,400	2	5,640
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,320	2,320
Roof Type	Gab Hip	0	0		0
Roofing Material	Composition Arch	0	1,753	0	438
Windows	Vinyl	0	0		0
Built-in Appliances	Microwave Fan	1	0	450	450
Built-in Appliances	Dishwasher	1	0	480	480
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Shower Stall - Tile	2	0	2,050	4,100
Plumbing	Toilet	3	0	300	900
Plumbing	Lavatory	3	0	350	1,050
Plumbing	Laundry Tub	1	0	350	350

### 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
Basement					2	1.0		1	1			150		1,293	1,443	5,669.07	0.00	81,793.78	87,462.85
First Floor		1	1		2	2.0		1		1	1		1,753	1,753	0.00	0.00	119,854.35	119,854.35	

## 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	0.983400	462.00	\$25,944	\$516	\$22,226	\$21,857

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Hd Bd	0	0	0	0
Exterior Wall	(2 X 6)	0	0	0	0
Foundation	Concrete	0	0	0	0
Garage Component	Garage Door Opener	1	0	400	400.00
Roof Type	Gable	0	0	0	0
Roofing Material	Composition Arch	0	462	0.25	115.50

### 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 Gab.R.	1.00	0.84	1.00	0.98	45	\$2,183	\$0	\$1,833	\$1,803

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	0.84	1.00	0.98	310	\$15,035	\$0	\$12,629	\$12,420

## 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 Brick/Conc.	1.00	0.84	1.00	0.98	310	\$4,805	\$0	\$4,036	\$3,969

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	0.84	1.00	0.98	400	\$1,200	\$0	\$1,008	\$991

### RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Program Type	Land	RMV before index
		Carport	Garage	Other Improvements	Total		Land Class	
141	\$201,131	\$0	\$21,857	\$19,183	\$242,171	Residential	HS	<u>\$85,566</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
538470		60861		\$586,140	2.42	<u>\$155,307</u>	<u>1.98</u>
				<u>\$586,140</u>			

### Certified Tax Roll Value

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<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	\$155,306	\$626,723	\$782,029	\$76,193	\$284,159	\$360,352	\$5,041.26
2024	\$169,284	\$586,140	\$755,424	\$78,478	\$292,683	\$371,161	\$5,224.17