

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>
9606	101	3	C	1005	61010BD00702

Owner(s):	Graffius William H	Situation Address:		261 Spruce Ave
	Graffius Beverly A			Gearhart,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.43	\$145,000	\$44,250	\$189,250
	Residential	VHS	Acre	0.21	\$145,000	(\$101,500)	\$43,500

Land Components

Category	Description
On-Site Utilities	Electricity
Off-Site Improvement	Public Access
Site Adjustments	Med/Light Traffic
On-Site Utilities	Septic System
On-Site Improvement	Landscape-Fair
Rural	Homesite-Average
Neighborhood	Urban
On-Site Utilities	Public Water
Site Adjustments	Top-Med/Light
Off-Site Improvement	Asphalt-Concrete Street

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
132	1955	1974	07/20/2023	smaher	1.000000	72370	00000	00000	0.723700	3.130000	1.000000

Base Cost Value:	\$93,240
Inventory Adjustment Total:	\$11,356
Adjusted Base Cost:	\$327,387
DRC:	\$236,930
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Wood/Shake	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Forced Air	0	1,712	2	3,304
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,200	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,200	0	420
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Hood Fan	1	0	180	180
Heating Accessory	Single Fireplace	1	0	2,690	2,690
Heating Accessory	2 Story Chimney	1	0	872	872
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Cabinetry	Metal	0	0		0
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Plumbing	Laundry Tub	1	0	300	300
Plumbing	Lavatory	2	0	250	500
Plumbing	Toilet	2	0	250	500
Plumbing	Bath Tub - Shower	2	0	750	1,500
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Kitchen Sink	1	0	400	400

Residence Valuation

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
Attic	0	0	0	0	2	1.0	0	0	0	0	0	0	0	512	512	0.00	0.00	23,346.48	23,346.48
First Floor	1	1	0	0	3	1.0	0	1	1	0	1			1,200	1,200	0.00	0.00	69,894.00	69,894.00

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Unfinished	1.000000	0.723700	528.00	\$19,422	\$686	\$62,940	\$45,550

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Wood Shingle	0	0	686.4	686.40
Foundation	Concrete		0	0	0
Roof Type	Gable	0	0	0	0
Exterior Wall	Double	0	0	0	0
Ext Wall Material	Wood/Shake	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0

Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Patio/Light Covered	1.00	1.00	1.00	0.72	480	\$12,053	\$0	\$12,053	\$8,723

Residence Valuation

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Cov Porch SLAB	1.00	1.00	1.00	0.72	71	\$1,767	\$0	\$1,767	\$1,278

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Enclosed Por. 3/4	3.13	1.00	1.00	0.72	136	\$3,197	\$0	\$10,008	\$7,243

RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Total	Program Type	Land		RMV before index
		Carport	Garage	Other Improvements	Total			Land Class		
132	\$236,930	\$0	\$45,550	\$17,244	\$299,724	Residential	HS		\$189,250	
						Residential	VHS		\$43,500	
							Total:		<u>\$232,750</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
96061		9606		\$299,723	1.00	<u>\$232,750</u>	<u>1.00</u>
				<u>\$299,723</u>			

Certified Tax Roll Value

<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	\$217,059	\$292,666	\$509,725	\$111,079	\$134,064	\$245,143	\$2,806.95
2024	\$232,750	\$299,723	\$532,473	\$114,411	\$138,085	\$252,496	\$2,887.75