# **Appraisal Report**

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
12495	100	3	G	1001	61021DB11300
Owner(s):	T Street Property LLC	Situs Add		21 Avenue I	

# **Land Valuation**

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV	
	Residential	HS	Acre	0.06	\$190,000	\$33,750	\$223,750	
Land Components								
		Description						
Neighborhood		Urban	Urban					
On-Site Utilities		Electric	Electricity					
On-Site Utilities		Gas	Gas					
On-Site Utilities		Telepho	Telephone					
On-Site Utilities		Public '	Public Water					
Off-Site Improvement		Public A	Public Access					
On-Site Utilities		Public	Public Sewer					
On-Site Utilities		Cable 7	Cable Tv					
Off-Site Improvement		Asphalt	Asphalt-Concrete Street					
Off-Site Improvement		Curb-G	Curb-Gutters					
Off-Site Improvement		Sidewa	Sidewalk					

Page 1 of 2

# **RMV Summary (Before Index)**

	Land		
Program		RMV	
Туре	Land Class	before index	
Residential	HS	\$223,750	

# **Current RMV**

]	Land
Indexed RMV	Cumulative Index
\$223,750	1.04

# **Certified Tax Roll Value**

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$223,750	\$380,384	\$604,134	\$73,758	\$164,873	\$238,631	\$3,426.59
2024	\$232,700	\$0	\$232,700	\$91,031	\$0	\$91,031	\$1,307.75