

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
15127	551	2	O6	0108	709040000201

Owner(s): **Square Ranch LLC**

Situs Address: **91340 Haven View Dr
Astoria,**

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Farmland	Agricultural Prod	Acre	83.60	\$229,678	\$14,350	\$244,028

Land Components

Category	Description
Rural	Homesite-Average
On-Site Utilities	Electricity
On-Site Utilities	Septic System
Water Front	River-Creek
Neighborhood	Rural
On-Site Improvement	Landscape-Average
On-Site Utilities	Telephone

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
140	1960	1960		ncorkill	1.000000	64380	00000	00000	0.643800	1.000000	0.790000
Base Cost Value:											\$159,619
Inventory Adjustment Total:											\$14,558
Adjusted Base Cost:											\$137,599
DRC:											\$88,586
Adjudicated Value:											

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	2,265	2	3,398
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	2,265	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Built-Up	0	2,265	0	0
Ext Wall Material	Brick Veneer	0	0		0
Ext Wall Material	Channel	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Ceiling	Beams	0	0		0
Windows	Metal	0	0		0
Windows	Storm	0	0		0
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Heating Accessory	Wood Stove w/flue	1	0	2,880	2,880
Heating Accessory	1 Story Chimney	1	0	730	730
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Hood Fan	1	0	280	280
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Oven/Single	1	0	610	610
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Bath Tub - Door	1	0	150	150
Plumbing	Lavatory	1	0	350	350
Plumbing	Toilet	1	0	300	300

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	0	3	1.0	0	1	1	0	1			2,265	2,265	0.00	0.00	146,452.75	146,452.75

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Unfinished	1.000000	0.643800	576.00	\$26,529	\$0	\$20,958	\$13,493

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Channel	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Foundation	Concrete	0	0	0	0

Residence Valuation

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Unfinished	1.000000	0.643800	576.00	\$26,529	\$0	\$20,958	\$13,493

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Built-Up	0	0	0	0
Roof Type	Gable	0	0	0	0
Exterior Wall	Double	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
4 - A	Outbuildings	Multi-Purpose	1.00	1.00	1.00	0.64	144	\$2,252	\$0	\$2,252	\$1,450

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - A	Outbuildings	Loft Barn	1.00	1.00	1.00	0.64	1,920	\$42,887	\$0	\$42,887	\$27,611

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	Multi-Purpose	1.00	1.00	1.00	0.64	144	\$2,252	\$0	\$2,252	\$1,450

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	Multi-Purpose	1.00	1.00	1.00	0.64	80	\$1,433	\$0	\$1,433	\$922

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	Multi-Purpose	1.00	1.00	1.00	0.64	168	\$2,436	\$0	\$2,436	\$1,568

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	Machine Shed	1.00	1.00	1.00	0.64	600	\$4,935	\$0	\$4,935	\$3,177

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 - A	Outbuildings	Machine Shed	1.00	1.00	1.00	0.64	1,560	\$10,483	\$0	\$10,483	\$6,749

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	Machine Shed	1.00	1.00	1.00	0.64	1,728	\$11,406	\$0	\$11,406	\$7,343

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	Machine Shed	1.00	1.00	1.00	0.64	308	\$3,128	\$0	\$3,128	\$2,014

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
140	\$88,586	\$0	\$13,493	\$52,284	\$154,364	Farmland	Agricultural Prod.	\$244,028

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
151271		15127		\$373,614	2.42	\$482,787	1.98
				\$373,614			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	\$482,787	\$376,574	\$859,361	\$30,527	\$227,525	\$258,052	\$3,586.07
2025	\$482,787	\$373,614	\$856,401	\$31,267	\$234,350	\$265,617	\$3,681.14

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
200807854	06/13/2008	\$630,000	30	Yes	Primary	15127	709040000201
					Additional	28393	80933D003500

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
200807854	06/13/2008	\$630,000	30	Yes	Primary	15127	709040000201
					Additional	15126	709040000201