

# 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>
15482	400	6	B	0102	70908C000400

Owner(s): Nuthouse Farm LLC

Situs Address: 90608 Rip Christensen Rd  
Astoria,

## Land Valuation

<u>Site Fragment</u>	<u>Land Use</u>	<u>Land Class</u>	<u>Base Type</u>	<u>Size in Acres</u>	<u>Base Value</u>	<u>Adjustments</u>	<u>Base Land RMV</u>
	Residential	VHS	Acre	2.05	\$81,535	\$0	\$81,535

## Land Components

<u>Category</u>	<u>Description</u>
Neighborhood	Rural

## RMV Summary (Before Index)

Program Type	Land	RMV before index
	Land Class	
Residential	VHS	\$81,535

## Current RMV

Land	
Indexed RMV	Cumulative Index
\$194,096	2.59

## Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$194,096	\$0	\$194,096	\$71,665	\$0	\$71,665	\$944.38
2024	\$211,564	\$0	\$211,564	\$73,814	\$0	\$73,814	\$978.82

## Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code	Multiple Accounts	Account ID	TaxMapKey
201205887	07/20/2012	\$130,000	30			
			Yes	Primary	15483	70908C000400
				Additional	15482	70908C00400