# **Appraisal Report**

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
15676	301	2	U	0108	709120000400
Owner(s):	Coastal Woods Inc	Situs Addr	ess. <b>S</b>	39456 Hwy 202	
owner(s).	Coastai Woods IIIC	Situs i tadi		Astoria.	

## **Land Valuation**

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Industrial	Industrial	Acre	3.59	\$36,044	\$2,510	\$38,572
C			Description				
Neighborhood		Rural					
Off-Site Improvement	nt	Asphalt	-Concrete Street				
On-Site Utilities		Public '	Water				
On-Site Utilities		Septic S	System				
On-Site Utilities		Electric	eity				

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# Description

Improvement 1	Appraisal	Stat	Year	Sq. Ft.	No. of	Occupancy	Construction	Construction
	Year	Class	Built	Area	Stories	Type	Class	Quality
	2016	720	1979	960	1	Lt. Commercial Utility Build.	C	Average

## Valuation

## Cost Approach

## Section1

Total Sqft Area	Condition		#Stories/. Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
960	Average	1	1	128	25	No	200201	13737.00
Occupancy								

#### Occupancy

Use Code: 471	Name: Lt. Commercial Utility Build.	Height: 12	Rank: 20	Use as % of Total:	100	Class:	C

## Components

Use Code: 649	System: HVAC	C (Heating)	Description: No HVAC		
SQFT: 960	Rank: 20	%: 0	Depreciation: 0	Other: 0	

#### Additions

#### Basement

Other

Value for this Estimate:

\$13,737

# Description

Improvement 2	Appraisal	Stat	Year	Sq. Ft.	No. of	Occupancy	Construction	Construction
	Year	Class	Built	Area	Stories	Type	Class	Quality
	2016	720	1990	4524	1	Commodity Warehouse	S	Average Minus

## Valuation

## **Cost Approach**

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50	CUO	11 1

Total Sqft Area	Condition			Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
4524	Average	1	1	128	16	No	200201	44168.00
Occupancy	,							

#### occupuncy

Use Code: 104	Name: Commodity Warehouse	Height: 18 I	Rank: 15	Use as % of Total:	100	Class: S

## Components

Use Coo	le: 649	System: HVAC (Heating)		Description:	No HVAC	
SQFT:	2700	Rank: 20	%: 0	Depreciation: 0	Other:	0
Use Coo	de: 766	System: Mezzanines		Description:	Loft Floor/Farm Storage	
SQFT:	540	Rank: 20	%: -1	Depreciation: 0	Other:	0

#### Additions

#### **Basement**

#### Other

Description: Concret Paving	Section: 66	Page: 2 Qua	ntity: 2700	Unit Cost:	4.7500000	Base Cost: 12	282
LCM: 1.0300 CMM: 1.0400 Replacement Cost:	13738.14	%Good: 50.00 Cor	nplete %: 100	0.0 DRC: 6869	9.07 Pul	blication Date:	1

Value for this Estimate:

\$51,037

# Description

Improvement 3	Appraisal	Stat	Year	Sq. Ft.	No. of	Occupancy	Construction	Construction
	Year	Class	Built	Area	Stories	Type	Class	Quality
	2016	720	1990	3996	1	Farm Utility Shelter	S	Average

## Valuation

# Cost Approach

## Section1

Total Sqft Area	Condition			Perimeter or # of Units	Effective Age	Override	Base Date	Se V
3996	Average	1	1	50	22	No	200201	75

## Occupancy

Use Code: 565	Name: Farm Utility Shelter	Height: 18	Rank: 20	Use as % of Total:	100	Class: S	S
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#### Components

Use Code: 649	System: HVA	C (Heating)	Description: No HVAC	
SQFT: 3996	Rank: 20	%: 0	Depreciation: 0	Other: 0

## Additions **Basement**

#### Other

Description: Concret Paving	Section: 66	Page: 2 Qua	antity: 3996	Unit Cost: 4.750000	00 Base Cost: 1898
LCM: 1.0300 CMM: 1.0400 Replacement Cost:	20332.45	%Good: 50.00 Co	mplete %: 100.0	0 DRC: 10166.22	Publication Date:

Value for this Estimate:

\$17,742

## **Description**

Improvement 4	Appraisal	Stat	Year	Sq. Ft.	No. of	Occupancy	Construction	Construction
	Year	Class	Built	Area	Stories	Type	Class	Quality
	2016	720	2015	160	1	Storage Warehouse	Р	Average

## Valuation

## **Cost Approach**

#### Section2

Total Sqft Area	Condition			Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
160	Average	1	1	28	9	No		9941.00

#### Occupancy

Use Code: 406 Name: Storage Warehouse Height: 10 Rank: 20 Use as % of Total: 100 Class: P

#### Components

Use Code: 649 System: HVAC (Heating) Description: No HVAC

SQFT: 160 Rank: 15 %: -1 Depreciation: 0 Other: 0

## Additions Basement

Other

Description: Concret Paving Section: 66 Page: 2 Quantity: 496 Unit Cost: 4.7500000 Base Cost: 2356 LCM: 1.0300 CMM: 1.0400 Replacement Cost: 2523.75 %Good: 80.00 Complete %: 100.0 DRC: 2019.00 Publication Date:

# Description

Improvement 5	Appraisal	Stat	Year	Sq. Ft.	No. of	Occupancy	Construction	Construction
	Year	Class	Built	Area	Stories	Type	Class	Quality
	2016	720	2015	1242	1	Storage Warehouse	P	Average

## Valuation

# Cost Approach

## Section1

Total Sqft Area	Condition			Average Perimeter or # of Units	Effective Age	Override	Base Date	_	Section Value
1242	Average	1	1	133	9	No			77732.00

## Occupancy

Use Code: 406	Name: Storage Warehouse	Height: 20	Rank: 20	Use as % of Total:	100	Class:	P
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#### Components

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Use Code: 649	System: HVA	C (Heating)	Description: No HVAC		
SQFT: 1242	Rank: 15	%: -1	Depreciation: 0	Other: 0	

## Additions **Basement**

## Other

Description: Concret Paving	Section: 66	Page: 2	Quantity: 496	Unit Cost: 4.75	000000 Base Cost: 2356
LCM: 1.0300 CMM: 1.0400 Replacement Cost:	2523.75	%Good: 80.0	0 Complete %:	100.0 DRC: 2019.00	Publication Date:

Value for this Estimate:

\$89,692

# Description

Improvement 6	Appraisal	Stat	Year	Sq. Ft.	No. of	Occupancy	Construction	Construction
	Year	Class	Built	Area	Stories	Type	Class	Quality
	2019	720	2018	6047	1	Storage Warehouse	D	Good Minus

## Valuation

## Cost Approach

Se.		

Total Sqft Area	Condition	#Stories/ Section	#Stories/. Building	Average Perimeter or # of Units	_	Effective Age	Override	Base Date				_	Section Value
6047	Average	1	1	332		6	No	201901					431742.00
Occupancy													
Use Code:	Use Code: 406		Name: Storage Warehouse			Height: 15	S Rank: 25		Use a	s % of Total:	100	Class	: D
Component	ts												
Use C	Code: 616	Syste	em: HVAC	(Heating)		Description:	Ind Thu-Wa	Ind Thu-Wall Heat Pump					
SQFT	Γ: 512	Rank:	25	%: 100	De	preciation: 0		(	Other:	1.00			
Use (	Use Code: 649 System: HVAC (Heating)			Description:	No HVAC								
SQFT	Γ: 5535	Rank:	25	%: -1	De	preciation: 0		(	Other:	1.00			

#### Additions

Use Code: 631	Description: wood fireplace	LM: True Units: 1	Base Date: 202008	Cost: 4985.
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## Basement

## Other

Description: Covered Porch - Slab w/Roof	Section: 12	Page: 40	Quantity: 368	Unit Cost: 20.2	2900000 Base Cost: 7466
LCM: 1.0200 CMM: 1.0200 Replacement Cost:	7768.38	%Good: 80.0	0 Complete %:	100.0 DRC: 6214.70	Publication Date: {
Description: Concrete Apron	Section:	Page:	Quantity: 1	Unit Cost: 737	8.650000 Base Cost: 7378
LCM: 1.0000 CMM: 1.0000 Replacement Cost:	7378.65	%Good: 100.	0 Complete %:	100.0 DRC: 7378.65	Publication Date: 7

Value for this Estimate: \$445,336

# **RMV Summary (Before Index)**

		Improven		Land				
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index
720	\$1	\$0	\$0	\$0	\$1	Industrial	Industrial	\$38,572
720	\$1	\$0	\$0	\$0	\$1			
720	\$1	\$0	\$0	\$0	\$1			
720	\$0	\$0	\$0	\$0	\$0			
720	\$0	\$0	\$0	\$0	\$0			
Totals:	\$3	\$0	\$0	\$0	\$3			

## Improvement(s)

Single Line Single Line Backdate Value	Valuation Approach	Improvement type	% Complete	RMV before index
	Cost	Commercial	1.000000	\$13,737
	Cost	Commercial	1.000000	\$51,037
	Cost	Commercial	1.000000	\$17,742
	Cost	Commercial	1.000000	\$89,692
	Cost	Commercial	1.000000	\$445,336
				\$617,544

**Current RMV** 

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			Land				
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
510094		15676		\$16,129	1.17	\$45,291	1.17
510101		15676		\$20,832	1.17		
536813		15676		\$105,316	1.17		
510095		15676		\$59,927	1.17		
537724	From	15676	0	\$0	1.17		
				\$202,204	1.17		

## **Certified Tax Roll Value**

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$45,291	\$214,656	\$259,947	\$36,043	\$136,892	\$172,935	\$2,453.81
2024	\$45,291	\$202,204	\$247,495	\$37,124	\$140,998	\$178,122	\$2,541.56

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