

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>
19955	900	6	D	0414	808150000100

Owner(s): **Svensen Island Holdings LLC**

Situs Address: **92962 Svensen Island 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>
	Farmland	Agricultural Prod	Acre	94.01	\$184,703	\$0	\$184,703

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
200	1900	1885	12/22/2011	cleader	1.000000	0	00000	00000	0	1.100000	1.000000

Base Cost Value:	\$0
Inventory Adjustment Total:	\$0
Adjusted Base Cost:	\$0
DRC:	\$0
Adjudicated Value:	

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
200	\$0	\$0	\$0	\$0	\$0	Farmland	Agricultural Prod.	\$184,703

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
531044		19955		\$0	1.00	\$370,952	2.19
				\$0			

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
200707314	08/01/1986	\$100,000	08	Yes	Primary	19955	808150000100
					Additional	19956	808150000200
