

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
20651	541	6	D	0414	80823D002600

Owner(s): **Sisu Brothers LLC**

Situs Address: **40801 Savola Ln
Astoria,**

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	VHS	Acre	5.00	\$50,092	\$0	\$50,092
	Residential	HS	Site		\$0	\$22,640	\$22,640

Land Components

Category	Description
On-Site Utilities	Public Water
On-Site Utilities	Electricity
Off-Site Improvement	Public Access
Neighborhood	Rural
On-Site Utilities	Septic System
Off-Site Improvement	Asphalt-Concrete Street

Residence Valuation

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
	300	1950	1950	12/20/2011	cleader	1.000000	59446	00000	00000	0.594400	1.100000	1.000000
	Base Cost Value:											\$0
	Inventory Adjustment Total:											\$0
	Adjusted Base Cost:											\$0
	DRC:											\$0
	Adjudicated Value:											

Carport

Class	Carport Type	Carport Design	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Detached	Same as House	1.000000	0.925500	576.00	\$17,863.96	\$1,209.60	\$20,072.24	\$18,535.21

Carport Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roof Type	Gable	0	0	0	0
Roofing Material	Enamel Sheet	0	576	2.1	1209.60

Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - A	Outbuildings	General Purpose	1.00	1.00	1.00	0.87	600	\$12,959	\$1,300	\$14,259	\$12,393

Other Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Electrical	Service 200 amp	1	0	1300	1300.00

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	Hay Cover	1.00	1.00	1.00	0.68	10,300	\$36,993	(\$3,296)	\$33,697	\$11,423

Other Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	End Wall- Open	0	0	-3296	-3296.00

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	Hay Cover	1.00	1.00	1.00	0.96	6,720	\$24,499	\$0	\$24,499	\$11,733

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	Hay Cover	1.00	1.00	1.00	0.76	13,061	\$44,618	\$0	\$44,618	\$16,859

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	Hay Cover	1.00	1.00	1.00	0.78	6,860	\$24,942	\$0	\$24,942	\$9,702

Residence Valuation

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Drive Concrete	1.00	1.00	1.00	0.92	2,460	\$7,380	\$0	\$7,380	\$6,789

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	0.83	588	\$4,861	\$4,066	\$8,927	\$7,451

Other Components

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Lean-To/Light	1.00	1.00	1.00	0.59	64	\$166	\$0	\$166	\$99

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - A	Outbuildings	Utility Building	1.00	1.00	1.00	0.93	2,448	\$44,857	\$5,675	\$50,532	\$46,767

Other Components

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	General Purpose	1.00	1.00	1.00	0.59	1,728	\$15,794	\$0	\$15,794	\$9,388

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - A	Outbuildings	General Purpose	1.00	1.00	1.00	0.93	1,440	\$25,971	\$1,280	\$27,251	\$25,371

Other Components

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - A	Outbuildings	General Purpose	1.00	1.00	1.00	0.93	1,440	\$25,971	\$1,280	\$27,251	\$25,371

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Electrical	Service 100 amp	1	0	1000	1000.00
Electrical	Wiring per outlet 110 volts	4	0	70	280.00
Roof Type	Gable	0	0	0	0
Interior - Floor	Concrete Slab	0	1440	0	0
Roofing Material	Baked Enamel	0	1440	0	0

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 - R	Other Improvements	Gar. Door Opener	1.10	1.00	1.00	0.93		\$400	\$0	\$440	\$410

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Gar. Door Opener	1.10	1.00	1.00	0.93		\$400	\$0	\$440	\$410

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - A	Outbuildings	General Purpose	1.00	1.00	1.00	0.95	960	\$19,411	\$1,300	\$20,711	\$19,618

Other Components

		Category	Description					Quantity	Area	Unit Cost	Adj. Cost
		Electrical	Service 200 amp					1	0	1300	1300.00
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Lean-to-Class 5	1.00	1.00	1.00	0.59	560	\$6,328	\$0	\$6,328	\$3,761

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	Hay Cover	1.00	1.00	1.00	0.93	8,400	\$30,816	\$0	\$30,816	\$14,345

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - A	Outbuildings	General Purpose	1.00	1.00	1.00	0.93	1,440	\$26,475	\$1,830	\$28,305	\$26,352

Other Components

		Category	Description					Quantity	Area	Unit Cost	Adj. Cost
		Electrical	Service 200 amp					1	0	1300	1300.00
		Electrical	Wiring per outlet 220					1	0	250	250.00
		Electrical	Wiring per outlet 110 volts					4	0	70	280.00
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - A	Outbuildings	General Purpose	1.00	1.00	1.00	0.94	440	\$9,935	\$1,300	\$11,235	\$10,582

Other Components

		Category	Description					Quantity	Area	Unit Cost	Adj. Cost
		Electrical	Service 200 amp					1	0	1300	1300.00

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	Hay Cover	1.00	1.00	1.00	0.94	3,536	\$13,998	\$0	\$13,998	\$6,592

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	Hay Cover	1.00	1.00	1.00	0.96	5,760	\$21,466	\$0	\$21,466	\$10,280

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	Hay Cover	1.00	1.00	1.00	0.96	1,128	\$5,709	\$0	\$5,709	\$2,749

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	Hay Cover	1.00	1.00	1.00	0.96	1,128	\$5,709	\$0	\$5,709	\$2,749

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - A	Outbuildings	Lean-to-Class 4	1.00	1.00	1.00	0.96	143	\$1,180	\$0	\$1,180	\$1,136

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	0.98	64	\$1,146	\$0	\$1,146	\$1,121

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - A	Outbuildings	Hay Cover	1.00	1.00	1.00	0.59	936	\$5,653	\$0	\$5,653	\$3,360

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
300	\$0	\$18,535	\$0	\$261,440	\$279,975	Residential	VHS	\$50,092
						Residential	HS	\$22,640
							Total:	\$72,732

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
206511		20651		\$599,691	2.14	\$159,218	2.19
				\$599,691			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	\$159,218	\$603,430	\$762,648	\$56,451	\$310,459	\$366,910	\$5,095.81
2025	\$159,218	\$599,691	\$758,909	\$58,144	\$319,772	\$377,916	\$5,215.29