

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>
22312	101	1	B	0101	80907DD02500

Owner(s): **B&K Renovate LLC** Situs Address: **558 Franklin Ave**
Astoria,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.19	\$64,890	\$37,689	\$102,579

Land Components

Category	Description
On-Site Utilities	Public Sewer
Off-Site Improvement	Asphalt-Concrete Street
Neighborhood	Urban
Off-Site Improvement	Curb-Gutters
On-Site Utilities	Cable Tv
Site Adjustments	View-Good
Off-Site Improvement	Public Access
On-Site Utilities	Public Water
On-Site Utilities	Electricity

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
131	1916	1931	07/25/2019	cbrown	1.000000	4524	0000	0000	0.452400	1.800000	1.000000
Base Cost Value:										\$102,784	
Inventory Adjustment Total:										\$5,096	
Adjusted Base Cost:										\$194,183	
DRC:										\$87,849	
Adjudicated Value:											

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Hood Fan	1	0	180	180
Ext Wall Material	Wood/Bevel	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	1,139	3	2,916
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,139	0	0
Interior - Wall	Plaster	0	0		0
Roof Type	Gab Hip	0	0		0
Roofing Material	Composition	0	0		0
Windows	Wood	0	0		0
Windows	Single	0	0		0
Plumbing	Toilet	1	0	250	250
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Lavatory	1	0	250	250
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Bath Tub - Shower	1	0	750	750

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
Basement	0	0	0	0	0	0	0	1	0	0	0	1,139	0	0	1,139	35,328.60	0.00	0.00	35,328.60
First Floor	1	1	1	0	2	1.0	0	0	0	0	0				1,139	1,139	0.00	0.00	67,455.22

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Enclosed Por. 1/2	1.80	1.00	1.00	0.45	32	\$501	\$0	\$903	\$408

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Land	
	Residence	Carport	Garage	Other Improvements	Program Type		Land Class	RMV before index
131	\$87,849	\$0	\$0	\$408	Residential	\$88,257	HS	\$102,579

Current RMV

Improvement					Land		
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
223121		22312		\$155,764	1.76	\$157,036	1.53
				\$155,764			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	\$157,035	\$167,488	\$324,523	\$34,207	\$36,813	\$71,020	\$1,421.23
2025	\$157,036	\$155,764	\$312,800	\$35,233	\$37,917	\$73,150	\$1,460.67