Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
22817	911	1	В	0101	80908CD07500
Owner(s):	First Church Of Christ Astoria	Situs Addr	ess:	1151 Harrison Ave	

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV			
	Residential	HS	Acre	0.25	\$66,427	\$38,400	\$104,827			
		Land Cor	nponents							
	Category			Description						
Off-Site Improvement		Sidewa	Sidewalk							
Off-Site Improvement		Public .	Public Access							
Neighborhood		Urban	Urban							
On-Site Improvement		Landsc	Landscape-Fair							
Off-Site Improvement		Curb-C	Curb-Gutters							
Off-Site Improvement		Asphal	Asphalt-Concrete Street							

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Residence Valuation

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %		Func	Econ	Overall	LCM %	LMA %
	200	1923	1940	08/13/2019	mpincombe	1.000000	55240	00000	00000	0.552400	0.00000	0000001
								В	ase Co	st Value:		\$0
							Invent	ory A	ljustme	ent Total:		\$0
								Adju	sted Ba	ase Cost:		\$0
										DRC:		\$0
								Adj	udicate	ed Value:		

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	Misc. Improvements	1.00	1.00	1.00	0.55		\$0	\$0	\$0	\$652,062

RMV Summary (Before Index)

		Improven		Land				
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index
200	\$0	\$0	\$0	\$652,062	\$652,062	Residentia	1 HS	\$104,827

Current RMV

]	Land			
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
530046	046 22817		\$1,237,441	1.90	\$154,305	1.53	
				\$1,237,441			
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