Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
22960	201	1	U	0100	80908DB01400
Owner(s):	Friends of the Astoria Armory	Situs Add	ress:	1636 Exchange St	
				Astoria,	

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV	
	Commercial	Commercial Use	Sq Ft	0.57	\$462,500	\$5,700	\$468,200	
		Land Com	ponents					
	Category			Description				
On-Site Utilities		Gas			_			
On-Site Utilities		Public Se	ewer					
Off-Site Improveme	ent	Sidewalk	Sidewalk					
Neighborhood		Urban	Urban					
Off-Site Improveme	ent	Asphalt-	Concrete Street					
Off-Site Improveme	ent	Curb-Gu	tters					
Off-Site Improvement		Public A	ccess					
On-Site Utilities		Electricit	Electricity					
On-Site Utilities		Public W	ater					

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Commercial Valuation

Description

Improvement 1	Appraisal	Stat	Year	Sq. Ft.	No. of	Occupancy	Construction	Construction
	Year	Class	Built	Area	Stories	Type	Class	Quality
	2019	561	1942	18945	1	Community Center		Low

Valuation

Cost Approach

Se	cti	on	1

Total Sqft Area Condition	#Stories/ #Stories/. Section Building	Average Perimeter or # of Units	Effective Age	Override	Base Date		Over Dep.	
18945 Fair	1 1	590	85	No	202001		133	350369.00
Occupancy								
Use Code: 514	Name: Commu	nity Center	Height: 22	Rank:	10 Use as	% of Total:	100 C	lass: C
Components								
Use Code: 606	System: HVAC	(Heating)	Description:	Space Heate	er			
SQFT: 18945	Rank: 20	%: 0	Depreciation: 0		Other:	1.00		
Use Code: 759	System: Mezza	nines	Description:	Mezzanines	1			
SQFT: 2200	Rank: 20	%: 0	Depreciation: 0		Other:)		

Additions

Basement

Number of Levels: 1 Perimeter: 570 Shape: 0 Fire Proof: No

Basement Occupancy

Occupancy: 301 Rank: 20 Class: C Depreciation: 0 Basement Type: 703 Area: 18576 Da

Basement Components

Code: 626 System: HVAC (Heati Description: Control Atmos., Cond. Air %: 100

Units: 0 Rank: 20 Other: 1 Depreciation: 0

Other

Value for this Estimate: \$350,369

RMV Summary (Before Index)

	Improvement(s)							Land			
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	_	Program Type	Land Class	RMV before index		
561	\$700,101	\$0	\$0	\$0	\$700,101		Commercial	Commercial Use	\$468,200		
Single Line	Single Line	Improv Valuation	v ement(s) Improvemen	t %	RMV						
Backdate	Backdate Value	Approach	type	Complete	before index						
		Cost	Commercial	1.000000	\$350,369						
					\$350,369						

Current RMV

]	Land			
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
520661		22960		\$495,281	1.41	\$533,748	1.14
				\$495,281			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$533,748	\$427,557	\$961,305	\$224,702	\$138,367	\$363,069	\$7,227.73
2024	\$533,748	\$495,281	\$1,029,029	\$231,443	\$142,518	\$373,961	\$7,483.67