

Appraisal Report

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| Account ID | Property Class | MA | NH | Tax Code | TaxMapKey |
|------------|----------------|--|----|----------|--------------|
| 23292 | 100 | 1 | E | 0101 | 809090001500 |
| Owner(s): | Perkins Ian A | Situs Address: 3955 Kensington Ave Astoria, | | | |

Land Valuation

| Site Fragment | Land Use | Land Class | Base Type | Size in Acres | Base Value | Adjustments | Base Land RMV |
|---------------|-------------|------------|-----------|---------------|------------|-------------|---------------|
| | Residential | VHS | Acre | 0.60 | \$93,316 | \$0 | \$93,316 |

Land Components

| Category | Description |
|----------------------|--------------------|
| Site Adjustments | View Fair |
| Neighborhood | Urban |
| On-Site Utilities | Septic System |
| Off-Site Improvement | Gravel-Dirt Street |

RMV Summary (Before Index)

| Program Type | Land | RMV before index |
|-----------------|------------|---------------------|
| | Land Class | |
| Residential | VHS | \$93,316 |

Current RMV

| Land | |
|-------------|------------------|
| Indexed RMV | Cumulative Index |
| \$141,481 | 1.58 |

Certified Tax Roll Value

| Tax Year | Land RMV | Impr RMV | Total RMV | Land AV | Impr AV | Total AV | Total Tax |
|----------|-----------|----------|-----------|----------|---------|----------|------------|
| 2023 | \$141,481 | \$0 | \$141,481 | \$59,057 | \$0 | \$59,057 | \$1,175.68 |
| 2024 | \$147,140 | \$0 | \$147,140 | \$60,828 | \$0 | \$60,828 | \$1,217.32 |