Appraisal Report

DISCLAIMER OF LIABILITY:

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
23303	201	1	U5	0101	80909AA00600
Owner(s):	NBSD LLC	Situs Add	ress:	100 39th St	
				Astoria,	

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Commercial	Submerged Lands	Acre	8.16	\$3,525	\$24,800	\$28,325
	Commercial	River Frontage	FF River	0.00	\$130,519	\$0	\$130,519

Land Components

Category	Description
Neighborhood	Urban
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Public Access
On-Site Utilities	Electricity
On-Site Utilities	Gas
On-Site Utilities	Public Sewer
On-Site Utilities	Public Water
On-Site Utilities	Telephone

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RMV Summary (Before Index)

	Improvement(s)						Land			
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total		Program Type	Land Class	RMV before index	
490	\$313,144	\$0	\$0	\$0	\$313,144		Commercial	Submerged Lands	\$28,325	
							Commercial	River Frontage	\$130,519	
								Total:	\$158,844	
		Improv	rement(s)							
Single Line Backdate	Single Line Backdate Value	Valuation Approach	Improvemen type	t % Complete	RMV before index					
		Cost	Commercial	1.000000	\$0					
					\$0					

Current RMV

			Land				
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
535754		23303		\$4,144,560	1.41	\$181,081	1.14
				\$4,144,560			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$181,081	\$4,207,986	\$4,389,067	\$10,635	\$465,964	\$476,599	\$9,487.79
2024	\$181,081	\$4,144,560	\$4,325,641	\$10,954	\$479,942	\$490,896	\$9,823.75

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
200111902	11/26/2001	\$100,000		Yes	Primary	23303	80909AA00600
					Additional	23301	80909AA00400
					Additional	23299	80909AA00200
					Additional	23307	80909AA00800

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