

# Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
23462	701	1	U	0101	80909BD00800

Owner(s): Astoria Waterfront LLC

Situs Address:

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Commercial	Commercial Use	Sq Ft	0.44	\$354,189	\$7,384	\$361,573

### Land Components

Category	Description
On-Site Utilities	Public Water
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Public Access
Off-Site Improvement	Curb-Gutters
On-Site Utilities	Electricity
On-Site Utilities	Gas
On-Site Utilities	Public Sewer

## RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land	
	Residence	Carport	Garage	Other Improvements				Land Class	RMV before index
421	\$0	\$0	\$0	\$0	\$0	Commercial	Commercial Use	\$361,573	

Single Line Backdate	Single Line Backdate Value	Valuation Approach	Improvement type	% Complete	RMV before index
		<b>Cost</b>	Commercial	1.000000	\$0
					\$0

## Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
538561		23462		\$60,861	1.37	\$493,547	1.37
				<b>\$60,861</b>			

## Certified Tax Roll Value

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<u>Tax Year</u>	<u>Land RMV</u>	<u>Impr RMV</u>	<u>Total RMV</u>	<u>Land AV</u>	<u>Impr AV</u>	<u>Total AV</u>	<u>Total Tax</u>
2021	\$354,571	\$6,742	\$361,313	\$53,462	\$2,214	\$55,676	\$1,080.68
2022	\$493,546	\$60,861	\$554,407	\$68,269	\$20,144	\$88,413	\$1,713.14