

Appraisal Report

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<u>Account ID</u>	<u>Property Class</u>	<u>MA</u>	<u>NH</u>	<u>Tax Code</u>	<u>TaxMapKey</u>
24032	100	1	E	0101	80909DB06901
Owner(s): Cosmopolis Investment Alchemy LLC		Situa Address:			

Land Valuation

<u>Site Fragment</u>	<u>Land Use</u>	<u>Land Class</u>	<u>Base Type</u>	<u>Size in Acres</u>	<u>Base Value</u>	<u>Adjustments</u>	<u>Base Land RMV</u>
	Residential	VHS	Acre	0.11	\$64,890	\$25,750	\$90,640

Land Components

<u>Category</u>	<u>Description</u>
On-Site Utilities	Cable Tv
Site Adjustments	View-Average
On-Site Utilities	Public Sewer
On-Site Utilities	Public Water
Neighborhood	Urban
On-Site Utilities	Gas
Off-Site Improvement	Public Access
Off-Site Improvement	Sidewalk
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Electricity
On-Site Utilities	Telephone

RMV Summary (Before Index)

Program Type	Land	RMV before index
	Land Class	
Residential	VHS	\$90,640

Current RMV

Land	
Indexed RMV	Cumulative Index
\$137,424	1.58

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$137,423	\$0	\$137,423	\$45,032	\$0	\$45,032	\$896.47
2024	\$142,920	\$0	\$142,920	\$46,382	\$0	\$46,382	\$928.21