

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
25004	911	1	B	0101	80917BA00201

Owner(s): Bible Baptist Church/Astoria

Situs Address: 1195 Irving Ave
Astoria,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.43	\$80,255	\$71,650	\$151,905

Land Components

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

Residence Valuation

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
	200	1952	1998	07/30/2019	lmoore	1.000000	85900	00000	00000	0.859000	1.000000	1.000000
Base Cost Value:												\$0
Inventory Adjustment Total:												\$0
Adjusted Base Cost:												\$0
DRC:												\$0
Adjudicated Value:												

Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Asphalt Drive	1.00	1.00	1.00	0.86	6,750	\$20,858	\$0	\$20,858	\$17,917

RMV Summary (Before Index)

Improvement(s)						Land		RMV
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	before index
200	\$0	\$0	\$0	\$17,917	\$17,917	Residential	HS	\$151,905

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
522708		25004		\$1,931,737	1.90	\$223,604	1.53
				\$1,931,737			

