Appraisal Report

DISCLAIMER OF LIABILITY:

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
25808	201	1	U5	0101	80917DD04700
Owner(s):	Van Dusen Beverages Inc	Situs Ac	dress:	1838 SE Front St	
				Astoria.	

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Commercial	Commercial Use	Sq Ft	0.54	\$441,965	(\$220,983)	\$220,983
	Commercial	Submerged Lands	Acre	1.21	\$523	\$0	\$523
	Commercial	Bay Frontage	FF River	0.00	\$4,936	\$0	\$4,936

Land Components

Category	Description
On-Site Utilities	Cable Tv
On-Site Utilities	Public Water
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Curb-Gutters
Off-Site Improvement	Public Access
On-Site Utilities	Electricity
On-Site Utilities	Public Sewer
Neighborhood	Urban
Water Front	River-Creek
On-Site Utilities	Telephone

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Commercial Valuation

Description

Improvement 1	Appraisal	Stat	Year	Sq. Ft.	No. of	Occupancy	Construction	Construction
	Year	Class	Built	Area	Stories	Type	Class	Quality
	2019	430	1970	3084	1	Restaurant		Average Minus

Valuation

Cost Approach

Section1

Total Sqft Area	Condition		#Stories/. Building	Perimeter or # of Units	Effective Age		verride	Base Date			Section Value
3084	Average	1	1	232	30		No	202001			103001.00
Occupancy Use Code:		Name	: Restaura	nt	Height:	9	Rank:	15	Use as % of Total:	100	Class: D

Component

mponents						
Use Code: 603	System: HVA	C (Heating)	Description: Forced Air Un	it		
SQFT: 3084	Rank: 15	% : 0	Depreciation: 0	Other:	1.00	

Additions Basement

Other

Description: Wood Deck	Section: 66	Page: 2	Quantity: 2372	Unit Cost: 13.250000	0 Base Cost: 3142
LCM: 1.0300 CMM: 1.0500 Replacement Cost	: 33990.46	%Good: 20.0	0 Complete %: 100	0.0 DRC: 6798.09	ublication Date:
Description: Asphalt Paving	Section: 66	Page: 2	Quantity: 18500	Unit Cost: 4.2500000	Base Cost: 7862
LCM: 1.0500 CMM: 1.0300 Replacement Cost	: 85032.94	%Good: 80.0	0 Complete %: 100	0.0 DRC: 68026.35 F	ublication Date:

Value for this Estimate: \$177,825

Commercial Valuation

Description

Improvement 2	Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
	2019	470	1989	1408	1	Lt. Commercial Utility Build.	P	Average

Valuation

Cost Approach

Section1

1408 Average 1 1 152 35 No 202001 78	Total Sqft Area	Condition			Perimeter or # of Units	Effective Age	Override	Base Date
	1408	Average	1	1	152	35	No	202001

Occupancy

Use Code: 471 Name: Lt. Commercial Utility Build. Height: 10 Rank: 20 Use as % of Total: 100 Class: P

Components

Use Code: 649 System: HVAC (Heating) Description: No HVAC

SQFT: 1408 Rank: 20 %: 0 Depreciation: 0 Other: 0

Additions Basement

Other

Description: Dock Section: 67 Page: 6 Quantity: 4000 Unit Cost: 82.7500000 Base Cost: 3310 LCM: 1.0400 CMM: 1.1500 Replacement Cost: 395876.00 %Good: 50.00 Complete %: 100.0 DRC: 197938.00 Publication Date: 1

Description: Asphalt Paving Section: 66 Page: 2 Quantity: 1790 Unit Cost: 5.7500000 Base Cost: 1029 LCM: 1.0500 CMM: 1.1600 Replacement Cost: 12536.27 %Good: 50.00 Complete %: 100.0 DRC: 6268.13 Publication Date: 1

Value for this Estimate:

\$212,091

RMV Summary (Before Index)

		Improv	ement(s)				Land	
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index
430	\$1	\$0	\$0	\$0	\$1	Commercial	Commercial Use	\$220,983
470	\$1	\$0	\$0	\$0	\$1	Commercial	Submerged Lands	\$523
Totals:	\$2	\$0	\$0	\$0	\$2	Commercial	Bay Frontage	\$4,936
							Total:	\$226,442
		Improv	ement(s)					
Single Line Backdate	Single Line Backdate Value	Valuation Approach	Improvementype	t % Complete	RMV before index			
		Cost	Commercial	1.000000	\$177,825			
		Cost	Commercial	1.000000	\$212,091			
					\$389,916			

Current RMV

			I	Land			
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
520927		25808		\$299,811	1.41	\$258,143	1.14
520926		25808		\$251,373	1.41		
				\$551,184	1.41		

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$258,143	\$272,835	\$530,978	\$72,506	\$319,809	\$392,315	\$7,809.93
2024	\$258,143	\$551,184	\$809,327	\$74,681	\$329,403	\$404,084	\$8,086.47

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
20306650	12/15/2023	\$900,000	30	Yes	Primary	25808	80917DD04700
					Additional	25810	80917DD04900
					Additional	25811	80917DD05000
202305517	10/04/2023	\$300,000	35	Yes	Primary	25808	80917DD04700
					Additional	25810	80917DD04900
					Additional	25811	80917DD05000
200009199	10/06/2000	\$175,000		Yes	Primary	25808	80917DD04700
					Additional	25811	80917DD05000
					Additional	25810	80917DD04900

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