

Appraisal Report

DISCLAIMER OF LIABILITY:

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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>
30859	201	5	U	3010	81021DC05800

Owner(s): **Young Burton L**
Young Cynthia L

Situs Address: **1021 S Main Ave**
Warrenton,

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>
	Commercial	CI	Sq Ft	0.14	\$108,849	(\$42,040)	\$66,809

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
474	\$0	\$0	\$0	\$0	\$0	Commercial	CI	<u>\$66,809</u>

Single Line Backdate	Single Line Backdate Value	Improvement(s)			RMV before index
		Valuation Approach	Improvement type	% Complete	
		Cost	Commercial	1.000000	\$7,246
					<u>\$7,246</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
510545		30859		\$88,868	1.45	<u>\$94,290</u>	<u>1.41</u>
				<u>\$88,868</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$94,290	\$90,995	\$185,285	\$38,881	\$73,791	\$112,672	\$1,493.12
2024	\$94,290	\$88,868	\$183,158	\$40,047	\$76,004	\$116,051	\$1,543.69

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
202405031	09/16/2024	\$455,000		Yes	Primary	30859	81021DC05800
					Additional	30860	81021DC05900
					Additional	30856	81021DC05401
					Additional	30855	81021DC05400
202206898	09/20/2022	\$500,000	21	Yes	Primary	30859	81021DC05800
					Additional	30857	81021DC05600
					Additional	30855	81021DC05400
					Additional	30856	81021DC05401
					Additional	30860	81021DC05900
					Additional	30858	81021DC05700
					Additional	30860	81021DC05900
					Additional	30857	81021DC05600
					Additional	30858	81021DC05700
					Additional	30856	81021DC05401
					Additional	30855	81021DC05400