# **Appraisal Report**

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
31784	641	6	В	0102	810260000403
Owner(s):	AFBM Farms LLC	Situs Add		4208 Airport Ln Varrenton.	

#### **Land Valuation**

Site Fragment	Land Use Residential	Land Class  AF Site	Base Type Acre	Size in Acres 10.00	Base Value \$118,000	Adjustments \$10,350	Base Land RMV \$128,350
	Category						
Neighborhood		Rural					

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### **Commercial Valuation**

### **Description**

Improvement 1	Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
	2019	790	2016	8000	1	Cold Storage Facility	S	Average Minus

#### Valuation

#### **Cost Approach**

Sec	

tion1				Average										
Total Sqft Area	Condition	#Stories/ Section	#Stories/. Building	Perimeter or # of Units		Effective Age	e :	Override	Bas Dat				_	Section Value
8000	Average	1	1	360		8		No	2019	01				1120379.00
Occupanc	y													
Use Code	: 447	Name	: Cold Sto	orage Facility		Height:	19	Rank	:: 15	Use as %	of Total:	100	Class	: S
Compone	nts													
Use	Code: 763	Syste	em: Mezza	nines		Descript	ion:	Mezzanine	es-Storage	e				
SQF	T: 7000	Rank:	15	%: -1	De	preciation:	0			Other: 0				
Use	Code: 761	Syste	em: Mezza	nines		Descript	ion:	Mezzanine	es-Office					
SQF	T: 1000	Rank:	15	%: -1	De	preciation:	0			Other: 0				
Additions														
Use	Code: 631	Descri	ption: Gr	ow Rm Cntrl Atmo	osphere	LM:	True	Units:	3600	Base Date:	201802	2	Cost:	23.15

LM: True Units: 5400

Basement

Use Code: 631

Description: Low Cost Complete HVAC

Other

Value for this Estimate:

Base Date: 201802

\$1,120,379

Cost: 7.220

### **Commercial Valuation**

### **Description**

Improvement 2	Appraisal	Stat	Year	Sq. Ft.	No. of	Occupancy	Construction	Construction
	Year	Class	Built	Area	Stories	Type	Class	Quality
		790	2018	14000	1	Shell, Industrial	S	Average Minus

#### Valuation

#### Cost Approach

Section1

Total Sqft Area	Condition	#Stories/ #Stories/. I Condition Section Building			Shape	Effective Age	Override	Base Date	Section Value
14000	Average	1	1	480	2	6	No	201901	583336.00

Occupancy

Use Code: 454 Name: Shell, Industrial Height: 18 Rank: 15 Use as % of Total: 100 Class: S

Components

Additions

**Basement** 

Other

Value for this Estimate:

\$583,336

## **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	
790	\$0	\$0	\$0	\$0	\$0	Residential	AF Site	\$128,350	
790	\$0	\$0	\$0	\$0	\$0				
Totals	: \$0	\$0	\$0	\$0	\$0				
Single Line	Backdate Value Approach  Cost Commer		ement(s)						
Backdate	Backdate Value	Approach Cost	Improvementype  Commercial  Commercial	Complete 1.000000 1.000000	RMV before index \$1,120,379 \$583,336				

### **Current RMV**

			Land				
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
537773		31784		\$583,336	1.00	\$305,541	2.59
537772		31784		\$1,120,379	1.00		
				\$1,703,715	1.00		
				•	•		

#### **Certified Tax Roll Value**

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$305,540	\$1,736,945	\$2,042,485	\$37,530	\$953,926	\$991,456	\$12,871.90
2024	\$333,039	\$1,703,715	\$2,036,754	\$38,655	\$982,543	\$1,021,198	\$13,349.00