

Appraisal Report

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Account ID	Property Class	X Number	MA	NH	Tax Code	TaxMapKey
34084	009	00185948	6	B	0107	709220000501

Owner(s): **Neikes James J**

Situs Address: **88875 Youngs River Rd
Astoria,**

Residence Valuation

Improvement: 1	Stat	Year	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
	Class	Built										
	191	1976	1970	05/11/2006	gbonham	1.000000	05000	00000	00000	0.050000	1.550000	1.000000

Base Cost Value:	\$23,711
Inventory Adjustment Total:	\$12,000
Adjusted Base Cost:	\$55,352
DRC:	\$2,768
Adjudicated Value:	

Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Gr	Gar	Area				Base Cost			
												Unfn.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor	1	1	1		2	1.0		1						576	576	0.00	0.00	23,711.13	23,711.13

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)				Total
	Residence	Carport	Garage	Other Improvements	
191	\$2,768	\$0	\$0	\$0	\$2,768

Current RMV

Improvement					
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index
522277		34084		\$2,767	1.00
				\$2,767	

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023			\$3,467			\$3,467	\$49.54
2024			\$2,767			\$2,767	\$39.79

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
201803711	05/09/2018	\$62,000	03	Yes	Primary	15932	709220000501
					Additional	34084	709220000501