Appraisal Report

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Account ID	Property Class	<u>M</u>	Α	NH	Tax Code	TaxMapKey
51498	551	(6	B6	0107	709190001602
Owner(s):	AFBM III LLC	S	itus Addr	ess: 8	8850 Lewis & Cla	ark Rd
				Δ	Astoria.	

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Farmland	Agricultural Prod	Acre	5.00	\$29,135	\$0	\$29,135
	Farmland	Agricultural Prod	Acre	0.00	\$0	\$10,350	\$10,350
		Land Com	ponents				
Cate	egory			Description			
Neighborhood		Rural			_		
Off-Site Improvement		Public A	ccess				
Off-Site Improvement		Asphalt-	Concrete Street				
On-Site Utilities		Electrici	ty				
On-Site Utilities		Telephor	ne				
On-Site Utilities		Private V	Well				
On-Site Utilities		Septic S	ystem				

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Residence Valuation

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %		Func	Econ	Overall	LCM %	LMA %
	133	1938	1940	04/25/2006	charper	1.000000	55240	00000	00000	0.552400	1.100000).700000
								В	ase Co	st Value:		\$150,296
							Invent	ory Ac	ljustme	nt Total:		\$12,630
								Adju	sted Ba	ise Cost:		\$125,453
										DRC:		\$69,300
								Adj	udicate	d Value:		

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Wood/Bevel	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Heat Pump	0	1,100	4	4,730
Heating Accessory	Single Fireplace	2	0	2,690	5,380
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,506	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	1,595	0	0
Windows	Single	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Hood Fan	1	0	180	180
Interior - Wall	Wood	0	0		0
Interior - Wall	Plaster	0	0		0
Interior - Wall	Dry Wall	0	0		0
Plumbing	Lavatory	1	0	250	250
Plumbing	Toilet	1	0	250	250
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Bath Tub - Shower	1	0	750	750

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Residence Valuation

Room Grid

						Full	Half						Area			Base Cost			
Floor Type	Liv	Kit	Din	Fam	Bed	Bth	Bth	Uty	Oth	Grt	Gar	Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
Attic	0	0	0	0	3	0	0	0	0	0	0		598		598	0.00	20,294.12	0.00	20,294.12
Basement	0	0	0	0	0	0	0	0	1	0	0	1,075			1,075	36,778.25	0.00	0.00	36,778.25
First Floor	1	1	1	0	2	1.0	0	0	1	0	0			1,595	1,595	0.00	0.00	85,686.10	85,686.10

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Detached	Unfinished	1.000000	0.552400	340.00	\$14,485	(\$1,241)	\$10,198	\$5,633

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Frame	0	340	-1.65	-561.00
Interior - Floor	Gravel/Dirt	0	340	-2	-680.00
Roof Type	Gable	0	0	0	0
Roofing Material	Composition	0	340	0	0
Exterior Wall	Double	0	0	0	0

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RMV Summary (Before Index)

		Improven	nent(s)				Land	
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index
133	\$69,300	\$5,370	\$5,633	\$0	\$80,304	Farmland	Agricultural Prod.	\$29,135
						Farmland	Agricultural Prod.	\$10,350
							Total:	\$39,485

Current RMV

				Improvement	<u> </u>			Land
I	mpr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
:	526505		51498		\$253,265	3.15	\$93,995	2.59
					\$253,265			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$93,993	\$269,430	\$363,423	\$24,799	\$235,449	\$260,248	\$3,945.07
2024	\$102,454	\$253,265	\$355,719	\$25,540	\$242,512	\$268,052	\$3,995.43

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
201202803	03/29/2012	\$285,000	30	Yes	Primary	51498	709190001602
					Additional	51497	709190001602
200401385	01/23/2004	\$274,000	22	Yes	Primary	51498	709190001602
					Additional	51497	709190001602