

Appraisal Report

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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>
52303	400	4	K	1011	41031CB00203

Owner(s): **Phillips Susan B
Rumker David C**

Situs Address:

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	VHS	Acre	1.36	\$218,800	(\$10,000)	\$208,800

RMV Summary (Before Index)

		Land
Program Type	Land Class	RMV before index
Residential	VHS	<u>\$208,800</u>

Current RMV

Land	
Indexed RMV	Cumulative Index
<u>\$382,191</u>	<u>2.00</u>

Certified Tax Roll Value

<u>Tax Year</u>	<u>Land RMV</u>	<u>Impr RMV</u>	<u>Total RMV</u>	<u>Land AV</u>	<u>Impr AV</u>	<u>Total AV</u>	<u>Total Tax</u>
2023	\$382,190	\$0	\$382,190	\$116,842	\$0	\$116,842	\$1,321.19
2024	\$416,588	\$0	\$416,588	\$120,347	\$0	\$120,347	\$1,363.19

Recent Transactions

<u>Instrument ID</u>	<u>Sales Date</u>	<u>Consideration</u>	<u>Sales Data Code</u>		<u>Multiple Accounts</u>	<u>Account ID</u>	<u>TaxMapKey</u>
201403924	06/23/2014	\$150,000	30	Yes	Primary	52304	41031CB00203
					Additional	52303	41031CB00203
200507271	06/22/2005	\$175,000	33	Yes	Primary	52304	41031CB00203
					Additional	52303	41031CB00203
