

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>
5695	400	4	I	1008	51029CB00301

Owner(s): **Hayes Alexander Charles**

Situs Address:

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	VHS	Acre	1.10	\$243,667	(\$25,000)	\$101,123

Land Components

Category	Description
Off-Site Improvement	Public Access
Neighborhood	Urban
Off-Site Improvement	Gravel-Dirt Street

RMV Summary (Before Index)

Program Type	Land Land Class	RMV before index
Residential	VHS	\$101,123

Current RMV

Land	
Indexed RMV	Cumulative Index
\$124,826	1.35

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$83,804	\$0	\$83,804	\$83,804	\$0	\$83,804	\$930.90
2024	\$136,060	\$0	\$136,060	\$136,060	\$0	\$136,060	\$1,618.80

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code	Multiple Accounts	Account ID	TaxMapKey	
202401625	04/05/2024	\$250,000	33	Yes	Primary	5695	51029CB00301
					Additional	5691	51029CA00500
					Additional	5696	51029CB00302
202107815	07/27/2021	\$160,000	30	Yes	Primary	5695	51029CB00301
					Additional	5696	51029CB00302
					Additional	5691	51029CA00500

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
202008987	10/15/2020	\$130,000	21	Yes	Primary	5695	51029CB00301
					Additional	5691	51029CA00500
					Additional	5696	51029CB00302
201705514	07/07/2017	\$94,900	34	Yes	Primary	5695	51029CB00301
					Additional	5696	51029CB00302
					Additional	5691	51029CA00500