

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
61024	401	2	O	0102	709000000601

Owner(s): **Brunev Brian**
Brunev Stacey

Situs Address: **88143 Youngs River Rd**
Astoria,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	AF Site	Acre	2.50	\$37,413	\$0	\$37,413

RMV Summary (Before Index)

Program Type	Land	
	Land Class	RMV before index
Residential	AF Site	\$37,413

Current RMV

Land	
Indexed RMV	Cumulative Index
\$67,906	1.98

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	\$67,906	\$0	\$67,906	\$42,677	\$0	\$42,677	\$617.46
2024	\$74,017	\$0	\$74,017	\$43,957	\$0	\$43,957	\$637.99

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>
201703446	04/21/2017	\$105,000	11	Yes	Primary	14978	709000000601
					Additional	33925	709000000601
