

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
10007	409	3	L	1003	61015DB00100
Owner(s):	Nicolazzi Emil F 1/2 Nicolazzi Grace L 1/2		Situs Address: 1425 Youngberry St Seaside,		

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	2.81	\$109,017	(\$48,202)	\$60,815

Land Components

Category	Description
Site Adjustments	Med/Light Traffic
On-Site Utilities	Septic System
Neighborhood	Urban
Site Adjustments	View Fair
On-Site Utilities	Public Water
Site Adjustments	Top-Med/Light
On-Site Utilities	Electricity
On-Site Utilities	Gas
Off-Site Improvement	Public Access
Off-Site Improvement	Asphalt-Concrete Street
On-Site Improvement	Landscape-Fair
On-Site Utilities	Telephone

Residence Valuation

Improvement: 1	Stat	Year	Effective	Appraisal	Appraiser	Complete						Overall	LCM %	LMA %
	Class	Built					Phys	Func	Econ					
	200	2003	1967	12/03/2020	bgermond	1.000000	6805	0000	0000			0.680500	1.000000	1.000000

Base Cost Value:	\$0
Inventory Adjustment Total:	\$0
Adjusted Base Cost:	\$0
DRC:	\$0
Adjudicated Value:	

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	Multi-Purpose	1.37	1.00	1.00	0.68	240	\$4,047	\$0	\$5,544	\$3,772

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
200	\$0	\$0	\$0	\$3,772	\$3,772	Residential	HS	\$60,815

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
538164		10007		\$4,992	1.32	\$104,534	1.72
				\$4,992			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	\$104,533	\$4,887	\$109,420	\$57,692	\$2,965	\$60,657	\$833.38
2025	\$104,534	\$4,992	\$109,526	\$59,422	\$3,053	\$62,475	\$869.42