Appraisal Report

DISCLAIMER OF LIABILITY:

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
10180	101	3	J	1001	61015BB03000
Owner(s):	Brown Cynthia Eileen	Situs Add	rass: 6	33 Indian Wav	
Owner(s).	Brown Cynthia Eneen	Situs Add		easide.	

Land Valuation

			Lana	v araation			
Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.17	\$140,000	\$29,720	\$169,720
		Land Con	nponents				
(Category			Description			
On-Site Utilities		Electric	ity				
Off-Site Improveme	ent	Public A	Access				
On-Site Utilities		Public '	Water				
Neighborhood		Urban					
Off-Site Improveme	ent	Asphalt	-Concrete Street				
On-Site Utilities		Public	Sewer				
On-Site Utilities		Telepho	ne				
On-Site Improveme	nt	Landsc	ape-Fair				

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Residence Valuation

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall LCM %	LMA %
	130	1976	1994	05/13/2021	bgermond	1.000000	83360	00000	00000	0.833600 2.57000	0000000

Base Cost Value: \$74,679 Inventory Adjustment Total: \$6,817

Adjusted Base Cost: \$209,444

DRC: \$174,593

Adjudicated Value:

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	B & B	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	1,130	2	2,147
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	0		0
Windows	Metal	0	0		0
Built-in Appliances	Hood Fan	1	0	180	180
Built-in Appliances	Dishwasher	1	0	340	340
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Toilet	2	0	250	500
Plumbing	Shower Stall - Fiberglass	2	0	1,200	2,400
Plumbing	Lavatory	2	0	250	500

Room Grid

						Full	Half						Aı	ea			Base	Cost	
Floor Type	Liv	Kit	Din	Fam	Bed	Bth	Bth	Uty	Oth	Grt	Gar	Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor	1	1	1		3	2.0					1			1,226	1,226	0.00	0.00	70,933.48	70,933.48

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Residence Valuation

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Unfinished	1.000000	0.833600	336.00	\$14,380	\$350	\$37,857	\$31,558

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	T1-11	0	0	0	0
Roofing Material	Composition	0	0	0	0
Foundation	Concrete	0	0	0	0
Roof Type	Gable	0	0	0	0
Garage Component	Garage Door Opener	1	0	350	350.00
Exterior Wall	Double	0	0	0	0

Other Improvements

			U	tner	ımpı	rovem	ents				
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Drive Concrete	1.00	1.00	1.00	0.83	320	\$1,574	\$0	\$1,574	\$1,312
Class-			LCM	LMA	Comp	Over-			Inventory	Adjusted	
Other SC	Category	Description		%	% 	all%	Size	Base Cost	Adjust Total	Base Cost	DRC
3 - R	Other Improvements	Enclosed Por. 1/2	2.57	1.00	1.00	0.83	24	\$376	\$0	\$967	\$806

Residence Valuation

	Other Improvements													
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC			
All - R	Other Improvements	Asphalt Drive	1.00	1.00	1.00	0.83	192	\$708	\$0	\$708	\$591			
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC			
All - R	Other Improvements	Wood Deck Fir	1.00	1.00	1.00	0.83	376	\$4,625	\$0	\$4,625	\$3,855			

RMV Summary (Before Index)

		Improven	ient(s)				Land	
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index
130	\$174,593	\$0	\$31,558	\$6,564	\$212,714	Residential	HS	\$169,720

Current RMV

			I	and			
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
523057		10180		\$237,942	1.12	\$195,178	1.20
				\$237,942			
					-		

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$195,178	\$254,800	\$449,978	\$69,154	\$113,295	\$182,449	\$2,619.82
2024	\$202,985	\$237,942	\$440,927	\$71,228	\$116,693	\$187,921	\$2,699.63

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