

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
10482	101	3	J	1001	61015CB09900

Owner(s): **Harrison Michele K
Harrison William Harry
Harrison Family Trust**

Situs Address: **811 14th Ave
Seaside,**

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.12	\$140,000	\$29,720	\$169,720

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
133	1946	1946	06/29/2021	norlaineta	1.000000	58020	00000	00000	0.580200	2.570000	1.000000

Base Cost Value:	\$112,324
Inventory Adjustment Total:	\$15,298
Adjusted Base Cost:	\$327,989
DRC:	\$190,299
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Wood/Bevel	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Oil	0	0		0
Heating & Cooling	Forced Air	0	1,320	2	3,036
Heating Accessory	Single Fireplace	1	0	2,690	2,690
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	978	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	978	0	342
Windows	Vinyl	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Hood Fan	1	0	180	180
Interior - Cabinetry	Cabinets Fair Quality	1	0	6,900	6,900
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Wall	Panel	0	0		0
Interior - Wall	Plaster	0	0		0
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Lavatory	2	0	250	500
Plumbing	Toilet	2	0	250	500
Plumbing	Kitchen Sink	2	0	400	800

Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Gr	Gar	Area				Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
Attic	0	0	0	0	1	1.0	0	0	0	0	0	0	0	684	684	0.00	0.00	28,986.36	28,986.36
Basement	0	0	0	0	0	0	0	0	1	0	0	912	0	0	912	32,646.20	0.00	0.00	32,646.20

Residence Valuation

Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Grt	Gar	Area				Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor	1	1	0	0	1	1.0	0	1	0	0	1			978	978	0.00	0.00	61,018.44	61,018.44

Carport

Class	Carport Type	Carport Design	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Flat	1.000000	0.580200	260.00	\$5,718.40	\$0.00	\$14,696.29	\$8,526.79

Carport Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Built-Up	0	0	0	0
Roof Type	Flat	0	0	0	0
Foundation	Concrete	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Detached	Unfinished	1.000000	0.580200	330.00	\$13,025	\$0	\$33,475	\$19,422

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Composition	0	0	0	0
Ext Wall Material	T1-11	0	0	0	0
Foundation	Concrete		0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Exterior Wall	Double	0	0	0	0
Roof Type	Shed	0	0	0	0

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	Wood Deck Treated	1.00	1.00	1.00	0.58	552	\$7,788	\$0	\$7,788	\$4,518

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Garden Shed Pref.	1.00	1.00	1.00	0.58	120	\$698	\$0	\$698	\$405

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
133	\$190,299	\$8,527	\$19,422	\$4,924	\$223,172	Residential	HS	<u>\$169,720</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
104821		10482		\$249,639	1.12	<u>\$195,178</u>	<u>1.20</u>
				<u>\$249,639</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$195,178	\$267,725	\$462,903	\$63,911	\$176,505	\$240,416	\$3,452.21
2024	\$202,985	\$249,639	\$452,624	\$65,828	\$181,800	\$247,628	\$3,557.37