

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>
10885	101	3	J	1001	61016DA01100

Owner(s): Olsen Jessica Anne Olsen Lars KJ	Situs Address: 470 14th Ave Seaside,
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Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.22	\$200,000	\$179,720	\$379,720

Land Components

Category	Description
On-Site Utilities	Electricity
On-Site Utilities	Telephone
On-Site Utilities	Public Sewer
Off-Site Improvement	Gravel-Dirt Street
On-Site Improvement	Landscape-Fair
On-Site Utilities	Public Water
Neighborhood	Urban
Off-Site Improvement	Public Access
On-Site Utilities	Gas

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
145	1926	1979	04/25/2022	cbrown	1.000000	75240	00000	00000	0.752400	2.270000	1.000000

Base Cost Value:	\$149,346
Inventory Adjustment Total:	\$12,268
Adjusted Base Cost:	\$366,864
DRC:	\$276,028
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Channel	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	1,280	3	3,443
Heating Accessory	Wood Stove Hearth - Avg	1	0	2,880	2,880
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Beams	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	980	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Shake Medium	0	980	1	735
Windows	Double	0	0		0
Windows	Metal	0	0		0
Built-in Appliances	Gas	0	0		0
Built-in Appliances	Hood Fan	1	0	280	280
Built-in Appliances	Dishwasher	1	0	480	480
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Toilet	2	0	300	600
Plumbing	Lavatory	2	0	350	700

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
Basement	0	0	0	0	0	0	0	0	1	0	0	900	0	0	900	37,997.00	0.00	0.00	37,997.00
First Floor	1	1	0	0	1	1.0	0	0	0	0	0			980	980	0.00	0.00	79,697.00	79,697.00
Half Story	0	0	0	0	2	1.0	0	0	0	0	0			600	600	0.00	0.00	31,651.84	31,651.84

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	0.75	586	\$8,267	\$0	\$8,267	\$6,220

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Enclosed Por. 3/4	2.27	1.00	1.00	0.75	54	\$1,610	\$0	\$3,655	\$2,750

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 Conv.	1.00	1.00	1.00	0.75	144	\$4,129	\$0	\$4,129	\$3,107

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
145	\$276,028	\$0	\$0	\$12,077	\$288,106	Residential	HS	<u>\$379,720</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
108851		10885		\$322,275	1.12	<u>\$436,678</u>	<u>1.20</u>
				<u>\$322,275</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$436,678	\$342,845	\$779,523	\$183,456	\$194,231	\$377,687	\$5,423.32
2024	\$454,145	\$322,275	\$776,420	\$188,959	\$200,057	\$389,016	\$5,588.52