

# Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
11022	101	3	J	1001	61016DA12800

Owner(s): **Nelson Roger**  
**Nelson Nancy**  
**Nelson Family Trust**

Situs Address: **75 12th Ave**  
**Seaside,**

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.11	\$238,000	\$274,500	\$512,500

### Land Components

Category	Description
On-Site Utilities	Public Sewer
Off-Site Improvement	Curb-Gutters
On-Site Utilities	Telephone
On-Site Utilities	Public Water
Neighborhood	Urban
On-Site Utilities	Gas
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Electricity
Site Adjustments	View-Good
Off-Site Improvement	Sidewalk
On-Site Improvement	Landscape-Fair
Off-Site Improvement	Public Access

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
145	1900	1961	05/10/2022	cbrown	1.000000	65240	00000	00000	0.652400	2.270000	1.000000

Base Cost Value:	\$125,788
Inventory Adjustment Total:	\$10,195
Adjusted Base Cost:	\$308,681
DRC:	\$201,384
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Electric	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	1,163	3	3,384
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	910	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	910	0	228
Interior - Wall	Wood	0	0		0
Interior - Wall	Comp	0	0		0
Foundation	Frame	0	455	-2	-1,047
Foundation	Concrete	0	0		0
Foundation	Rubble Stone	0	0		0
Windows	Double	0	0		0
Windows	Wood	0	0		0
Windows	Metal	0	0		0
Windows	Single	0	0		0
Plumbing	Lavatory	2	0	350	700
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Bath Tub - Shower	2	0	950	1,900
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Toilet	2	0	300	600

## 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											1	426			426	21,678.60	0.00	0.00	21,678.60
First Floor	1	1	0	0	2	1.0	0	0	0	0	0			910	910	0.00	0.00	76,060.50	76,060.50
Half Story	0	0	0	0	4	1.0	0	0	0	0	0			506	506	0.00	0.00	28,048.56	28,048.56

### 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	0.65	260	\$3,668	\$0	\$3,668	\$2,393

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Patio	1.00	1.00	1.00	0.65	176	\$866	\$0	\$866	\$565

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Fencing Mtl. Cl 3.5	1.00	1.00	1.00	0.65	170	\$1,986	\$0	\$1,986	\$1,296

## Residence Valuation

### Other Improvements

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	0.65	262	\$7,813	\$0	\$17,735	\$11,570

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	0.65	550	\$2,706	\$0	\$2,706	\$1,765

### RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Program Type	Land	RMV before index
		Carport	Garage	Other Improvements	Total		Land Class	
145	\$201,384	\$0	\$0	\$17,590	\$218,974	Residential	HS	<u>\$512,500</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
110221		11022		\$244,943	1.12	<u>\$589,375</u>	<u>1.20</u>
				<u>\$244,943</u>			

### Certified Tax Roll Value

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<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	\$589,375	\$260,578	\$849,953	\$217,617	\$123,288	\$340,905	\$4,895.15
2024	\$612,950	\$244,943	\$857,893	\$224,145	\$126,986	\$351,131	\$5,044.29