

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>
11071	101	3	J	1001	61016DA17700
Owner(s): Gould Colleen		Situs Address: 460 10th Ave Seaside,			

Land Valuation

<u>Site Fragment</u>	<u>Land Use</u>	<u>Land Class</u>	<u>Base Type</u>	<u>Size in Acres</u>	<u>Base Value</u>	<u>Adjustments</u>	<u>Base Land RMV</u>
	Residential	HS	Acre	0.23	\$180,000	\$164,720	\$344,720

Land Components

<u>Category</u>	<u>Description</u>
On-Site Utilities	Gas
Off-Site Improvement	Asphalt-Concrete Street
Neighborhood	Urban
On-Site Utilities	Electricity
On-Site Improvement	Landscape-Fair
On-Site Utilities	Public Water
On-Site Utilities	Public Sewer
Off-Site Improvement	Public Access
On-Site Utilities	Telephone

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
135	1904	1940	05/13/2022	cbrown	1.000000	55240	00000	00000	0.552400	2.570000	1.000000

Base Cost Value:	\$101,171
Inventory Adjustment Total:	\$8,098
Adjusted Base Cost:	\$280,821
DRC:	\$155,125
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Hood Fan	1	0	180	180
Ext Wall Material	Wood/Bevel	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Masonry	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	1,172	3	2,930
Heating Accessory	Single Fireplace	1	0	2,690	2,690
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	0		0
Interior - Wall	Panel	0	0		0
Roofing Material	Composition Arch	0	852	0	298
Roof Type	Dormers	0	0		0
Roof Type	Gable	0	0		0
Windows	Single	0	0		0
Windows	Metal	0	0		0
Plumbing	Lavatory	1	0	250	250
Plumbing	Toilet	1	0	250	250
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Kitchen Sink	1	0	400	400

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			360			360	18,653.00	0.00	0.00	18,653.00

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	1	0	0	0	0	1	0	0	0			852	852	0.00	0.00	55,980.96	55,980.96
Half Story					3	1.0								639	639	0.00	0.00	26,536.57	26,536.57

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Unfinished	1.000000	0.580200	330.00	\$14,223	\$229	\$37,141	\$21,549

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	T1-11	0	0	0	0
Roof Type	Gable	0	0	0	0
Roofing Material	Composition Arch	0	0	228.9	228.90
Interior - Floor	Concrete Slab	0	0	0	0
Foundation	Concrete		0	0	0
Exterior Wall	Double	0	0	0	0

Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Enclosed Por. 1/2	2.57	1.00	1.00	0.55	18	\$282	\$0	\$725	\$400

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	0.55	282	\$7,565	\$0	\$7,565	\$4,179

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	Patio	1.00	1.00	1.00	0.55	420	\$2,066	\$0	\$2,066	\$1,141

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
135	\$155,125	\$0	\$21,549	\$5,721	\$182,395	Residential	HS	\$344,720

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
110711		11071		\$204,027	1.12	\$396,428	1.20
				\$204,027			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$396,428	\$217,257	\$613,685	\$184,135	\$77,115	\$261,250	\$3,751.37
2024	\$412,285	\$204,027	\$616,312	\$189,659	\$79,428	\$269,087	\$3,865.67