

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
11149	101	3	G4	1001	61016DC05300

Owner(s): **Joshua Holdings LLC**

Situs Address: **724 N Prom Seaside,**

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	FF Ocean	0.09	\$945,000	\$19,800	\$964,800

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
142	1906	1986	07/01/2022	norlaineta	1.000000	8024	0000	0000	0.802400	1.000000	1.110000

Base Cost Value:	\$107,714
Inventory Adjustment Total:	\$11,590
Adjusted Base Cost:	\$132,427
DRC:	\$106,260
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Vinyl	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Masonry	0	0		0
Heat & Cool Fuel	Oil	0	0		0
Heating & Cooling	Forced Air	0	1,241	3	3,438
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	697	0	0
Roofing Material	Composition Arch	0	1,048	0	262
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Heating Accessory	1 Story Chimney	1	0	730	730
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Interior - Wall	Wood	0	0		0
Interior - Wall	Cld & Pa	0	0		0
Roof Type	Gable	0	0		0
Roof Type	Dormers	0	0		0
Windows	Vinyl	0	0		0
Windows	Double	0	0		0
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Lavatory	2	0	350	700
Plumbing	Toilet	2	0	300	600
Plumbing	Kitchen Sink	1	0	450	450

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	3	0	0	0	0	0	0	0	0	544	544	0.00	0.00	30,489.12	30,489.12
First Floor	1	1	1	0	0	1.0	0	0	0	0	1	1,048	1,048	0.00	0.00	83,229.60	83,229.60		

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Unfinished	1.000000	0.552400	441.00	\$21,962	\$0	\$24,378	\$13,466

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0	0	0
Roof Type	Flat	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Ext Wall Material	Vinyl	0	0	0	0
Foundation	Concrete	0	0	0	0
Roofing Material	Composition Roll	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	Drive Concrete	1.00	1.11	1.00	0.80	286	\$858	\$0	\$952	\$764

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	1.11	1.00	0.80	380	\$1,140	\$0	\$1,265	\$1,015

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 Cedar 4 ft	1.00	1.11	1.00	0.80	80	\$1,520	\$0	\$1,687	\$1,354

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land Class	RMV before index
	Residence	Carport	Garage	Other Improvements	Total			
142	\$106,260	\$0	\$13,466	\$3,133	\$122,859	Residential	HS	<u>\$964,800</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
111491		11149		\$249,974	2.03	<u>\$823,199</u>	<u>0.85</u>
				<u>\$249,974</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2021	\$669,267	\$200,075	\$869,342	\$577,086	\$125,518	\$702,604	\$10,190.30
2022	\$823,198	\$249,974	\$1,073,172	\$594,398	\$129,283	\$723,681	\$10,411.43