

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>
11199	101	3	J	1001	61016DC09500

Owner(s):	Wilson Courtney Canning Peter	Situs Address: 129 6th 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	0.11	\$238,000	\$79,720	\$317,720

Land Components

Category	Description
Off-Site Improvement	Public Access
On-Site Utilities	Public Sewer
On-Site Utilities	Telephone
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Electricity
Neighborhood	Urban
On-Site Utilities	Public Water
On-Site Improvement	Landscape-Fair
Off-Site Improvement	Curb-Gutters
Off-Site Improvement	Sidewalk
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 %
143	1916	1988	06/16/2021	lmoore	1.000000	80240	00000	00000	0.802400	2.270000	1.000000

Base Cost Value:	\$158,630
Inventory Adjustment Total:	\$13,694
Adjusted Base Cost:	\$391,176
DRC:	\$313,879
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	1,257	3	3,432
Heating Accessory	Wood Stove w/flue	1	0	2,880	2,880
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	810	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	810	0	203
Interior - Ceiling	Beams	0	0		0
Interior - Ceiling	Standard	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Microwave Fan	1	0	450	450
Interior - Wall	Panel	0	0		0
Interior - Wall	Dry Wall	0	0		0
Interior - Wall	Wallpaper	0	0		0
Windows	Double	0	0		0
Windows	Wood	0	0		0
Windows	Vinyl	0	0		0
Plumbing	Shower Stall - Tile	2	0	2,050	4,100
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Lavatory	2	0	350	700
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
Attic	0	0	0	0	2	0	0	0	0	0	0	0	0	324	324	0.00	0.00	21,308.52	21,308.52
Basement				1	1	1.0			1		1		240	570	810	0.00	13,613.06	39,758.30	53,371.36
First Floor	1	1	1	0	0	1.0	0	1	0	0	0			810	810	0.00	0.00	70,865.50	70,865.50

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	Cov Porch FND	1.00	1.00	1.00	0.80	162	\$4,338	\$0	\$4,338	\$3,481

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 6 ft	1.00	1.00	1.00	0.80	116	\$3,139	\$0	\$3,139	\$2,519

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Gar. Door Opener	2.27	1.00	1.00	0.80	1	\$400	\$0	\$908	\$729

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 Brick/Sand	1.00	1.00	1.00	0.80	451	\$3,606	\$0	\$3,606	\$2,893

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land Class	RMV before index
	Residence	Carport	Garage	Other Improvements	Other				
143	\$313,879	\$0	\$0	\$9,621	\$323,501	Residential	HS	<u>\$317,720</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
111991		11199		\$361,867	1.12	<u>\$365,378</u>	<u>1.20</u>
				<u>\$361,867</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$365,378	\$384,965	\$750,343	\$123,636	\$160,980	\$284,616	\$4,086.89
2024	\$379,993	\$361,867	\$741,860	\$127,345	\$165,809	\$293,154	\$4,211.39