Appraisal Report

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Account ID	Property Class	-	MA	NH_	Tax Code	TaxMapKey
11426	911		3	J	1001	61016DD16100
Owner(s):	Calvary Parish		Situs Add	ress:	505 N Holladay Di	•
	-				Seaside,	

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV				
	Residential	HS	Acre	0.14	\$140,000	\$29,720	\$169,720				
		Land Con	nponents								
C	ategory			Description							
Site Adjustments		Top-Me	ed/Light								
Site Adjustments		View F	air								
Off-Site Improvement	nt	Public A	Public Access								
On-Site Utilities		Public	Sewer								
Neighborhood		Urban									
On-Site Utilities		Electric	ity								
On-Site Utilities		Public '	Water								
Off-Site Improvement	nt	Asphalt	-Concrete Street								
On-Site Improvemen	nt	Landsc	ape-Fair								
Site Adjustments		Med/Li	ght Traffic								
On-Site Utilities		Telepho	one								

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Residence Valuation

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall LCM %	LMA %
	134	1920	1961	06/23/2021	mpincombe	1.000000	65240	00000	00000	0.652400 2.57000	0000000

Base Cost Value: \$80,344 Inventory Adjustment Total: \$4,587

Adjusted Base Cost: \$218,273 \$142,401

DRC:

Adjudicated Value:

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Electric		0		0
Ext Wall Material	Wood/Shake	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	1,344	2	2,352
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	672	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	672	0	235
Windows	Wood	0	0		0
Windows	Vinyl	0	0		0
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Lavatory	1	0	250	250
Plumbing	Toilet	1	0	250	250
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Kitchen Sink	1	0	400	400

Room Grid

						Full	Half						Aı	rea			Base	Cost	
Floor Type	Liv	Kit	Din	Fam	Bed	Bth	Bth	Uty	Oth	Grt	Gar	Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor	1	1	0	0	0	0	0	0	0	0	0			672	672	0.00	0.00	48,784.56	48,784.56
Half Story	0	0	0	0	3	1.0	0	0	0	0	0			672	672	0.00	0.00	27,530.03	27,530.03

Residence Valuation

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Detached	Unfinished	1.000000	0.652400	336.00	\$15,140	\$0	\$38,909	\$25,384

Garage Components

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

Other Improvements

	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. 3/4	2.57	1.00	1.00	0.65	112	\$2,633	\$0	\$6,767	\$4,415	
Class-			LCM	LMA	Comp	Over-			Inventory	Adjusted		
Other SC	Category	Description		%	% 	all%	Size	Base Cost	Adjust Total	Base Cost	DRC	
A11 - R	Other Improvements	Patio	1.00	1.00	1.00	0.65	66	\$325	\$0	\$325	\$212	

Residence Valuation

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Asphalt Drive	1.00	1.00	1.00	0.65	600	\$2,214	\$0	\$2,214	\$1,444
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. 3/4	2.57	1.00	1.00	0.65	48	\$1,128	\$0	\$2,900	\$1,892
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over-	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Fencing Cedar 6 ft	1.00	1.00	1.00	0.65	57	\$1,542	\$0	\$1,542	\$1,006

RMV Summary (Before Index)

		Improver		Land				
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index
134	\$142,401	\$0	\$25,384	\$8,969	\$176,755	Residential	HS	\$169,720

Current RMV

				Land			
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
114261		11426		\$197,718	1.12	\$195,178	1.20
				\$197,718			

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