Appraisal Report

DISCLAIMER OF LIABILITY:

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Account ID	Property Class	_	MA	NH	Tax Code	TaxMapKey
11751	201		3	U	1001	61021AC02001
Owner(s):	Damarkom Inc		Situs Add	lress:	300 Avenue A	
					Seaside.	

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Commercial	C2-RR	Sq Ft	0.20	\$504,476	\$0	\$504,476
	Commercial	C2-RR	Sq Ft		\$0	\$35,539	\$35,539

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Commercial Valuation

Description

Improvement 1	Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
	2022	440	1955	6462	1	Post Office, Branch	С	Average Minus

Valuation

Cost Approach

~		
- Co	ctio	nl

Total Sqft Area	Condition	#Stories/ Section				ective Age	Override	Base Date			_	Section Value
6462	Average	1	1	354		37	No	202201	I			354526.00
Occupancy												
Use Code:	582	Name	: Post (Office, Branch	Н	eight: 10	Rank	: 15	Use as % of Total:	67	Class:	С
Componen	ts											
Use (Code: 601	Syste	em: HV	AC (Heating)	Des	scription:	Electric					
SQF	Γ: 0	Rank:	15	%: 32	Deprecia	tion: 0			Other: 1.00			
Use (Code: 614	Syste	em: HV	AC (Heating)	Des	cription:	Heat Pump)				
SQF	Γ: 0	Rank:	15	%: 68	Deprecia	tion: 0		(Other: 1.00			
Additions												
Use (Code: 631	Descri	ption:	8x8 Walk-In Cooler	I	LM: True	Units:	64	Base Date: 202003	3	Cost:	117.2

Basement

Other

Description: Concrete Paving	Section: 66	Page: 2	Quantity: 20	000 Unit Cost:	7.0000000	Base Cost: 1400
LCM: 1.0500 CMM: 1.0400 Replacement Cost:	15288.00	%Good: 80.00	Complete %	: 100.0 DRC: 122	230.40 Pub	olication Date:
Description: Covered Porch - Slab w/Roof (50sf)	Section: 12	Page: 40	Quantity: 68	8 Unit Cost:	23.5000000	Base Cost: 1598
LCM: 1.0400 CMM: 1.2100 Replacement Cost:	2010.92	%Good: 80.00	Complete %	: 100.0 DRC: 160)8.74 Pub	olication Date: {
Description: Asphalt Paving	Section: 66	Page: 2	Quantity: 74	40 Unit Cost:	5.7500000	Base Cost: 425:
LCM: 1 0500LCMM: 1 0400LReplacement Cost:	4646 46	%Good: 50.00	Complete %	· 100.0 DRC: 232	23 23 Pub	lication Date:

Commercial Valuation

Description

Improvement 2	Appraisal	Stat	Year	Sq. Ft.	No. of	Occupancy	Construction	Construction
	Year	Class	Built	Area	Stories	Type	Class	Quality
	2022	440	1955	6462	1	Retail Store	С	Average Minus

Valuation

Cost Approach

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- Co	ctio	nl

Total Sqft Area	Condition		#Stories/. Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	_		Section Value
6462	Average	1	1	354	37	No	202201			354526.00
Occupancy										
Use Code:	353	Name	: Retail St	tore	Height: 12	Rank	: 15 U	Use as % of Total:	33 Cla	ass: C
Componen	ts									
Use C	Code: 601	Syste	m: HVAC	(Heating)	Description:	Electric				
SQFT	Γ: 0	Rank:	15	%: 32	Depreciation: 0		Otl	her: 1.00		
Use C	Code: 614	Syste	m: HVAC	(Heating)	Description:	Heat Pump)			
SQFT	T: 0	Rank:	15	%: 68	Depreciation: 0		Otl	her: 1.00		
Additions										
Use (Code: 631	Descri	ption: 8x	8 Walk-In Cooler	LM: True	e Units:	64 E	Base Date: 202003	Со	st: 117.2

Basement

Other

Description: Concrete Paving	Section: 66	Page: 2	Quantity: 2000	Unit Cost:	7.0000000	Base Cost: 1400
LCM: 1.0500 CMM: 1.0400 Replacement Cost:	15288.00	%Good: 80.0	0 Complete %: 1	00.0 DRC: 122	30.40 Pub	olication Date:
Description: Covered Porch - Slab w/Roof (50sf)	Section: 12	Page: 40	Quantity: 68	Unit Cost:	23.5000000	Base Cost: 1598
LCM: 1.0400 CMM: 1.2100 Replacement Cost:	2010.92	%Good: 80.0	0 Complete %: 1	00.0 DRC: 160	8.74 Pul	olication Date: {
Description: Asphalt Paving	Section: 66	Page: 2	Quantity: 740	Unit Cost:	5.7500000	Base Cost: 425:
LCM: 1.0500 CMM: 1.0400 Replacement Cost:	4646.46	%Good: 50.0	0 Complete %: 1	00.0 DRC: 232	3.23 Pul	olication Date:

Value for this Estimate:

\$370,688

RMV Summary (Before Index)

		Improv	rement(s)				Land	
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index
440	\$1	\$0	\$0	\$0	\$1	Commercial	C2-RR	\$504,476
						Commercial	C2-RR	\$35,539
							Total:	\$540,015
		Improv	rement(s)					
Single Line Backdate	Single Line Backdate Value	Valuation Approach	Improvement type	Complete	RMV before index			
		Cost	Commercial	1.000000	\$370,688			
					\$370,688			

Current RMV

			I	and			
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
509330		11751		\$344,739	0.93	\$540,014	1.00
				\$344,739			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$540,014	\$365,298	\$905,312	\$472,600	\$204,537	\$677,137	\$10,772.81
2024	\$540,014	\$344,739	\$884,753	\$486,778	\$210,673	\$697,451	\$11,069.02

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
201800861	01/30/2018	\$1,200,000	33	Yes	Primary	11751	61021AC02001
					Additional	11754	61021AC02004
					Additional	11752	61021AC02002

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