Appraisal Report

DISCLAIMER OF LIABILITY:

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Account ID	Property Class	MA	N	<u>H</u>	Tax Code	TaxMapKey
11823	101	3	(j	1001	61021AC07500
Owner(s):	Matar Rentals LLC	Sit	ıs Address:	436 S	Edgewood S	t
				Seasid	le,	

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.11	\$230,000	\$33,750	\$263,750
		Land Cor	nponents				
(Category			Description			
On-Site Utilities		Public	Water				
On-Site Utilities		Public	Sewer				
On-Site Utilities		Telepho	one				
Neighborhood		Urban					
On-Site Improveme	nt	Landsc	ape-Fair				
On-Site Utilities		Electric	ity				
On-Site Utilities		Cable 7	v				
Off-Site Improveme	nt	Asphal	-Concrete Street				
Off-Site Improveme	nt	Public .	Access				
On-Site Utilities		Gas					

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Residence Valuation

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %		Func	Econ	Overall	LCM %	LMA %
	133	1945	1984	03/22/2022	lmoore	1.000000	77550	00000	00000	0.775500	3.490000	0000001

Base Cost Value: \$133,777

Inventory Adjustment Total: \$10,452

Adjusted Base Cost: \$503,358

DRC: \$390,354

Adjudicated Value:

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Oil	0	0		0
Heating & Cooling	Forced Air	0	1,362	2	3,065
Heating Accessory	Single Fireplace	1	0	2,690	2,690
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,704	0	0
Interior - Wall	Plaster	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,020	0	357
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Electric	0	0		0
Windows	Vinyl	0	0		0
Windows	Double	0	0		0
Plumbing	Lavatory	2	0	250	500
Plumbing	Laundry Tub	1	0	300	300
Plumbing	Shower Stall - Fiberglass	1	0	1,200	1,200
Plumbing	Toilet	2	0	250	500
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Water Heater (Std)	1	0	350	350

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Residence Valuation

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
Attic	0	0	0	0	2	1.0	0	0	0	0	0	0	0	684	684	0.00	0.00	28,986.36	28,986.36
Basement	0	0	0	0	0	0	0	1	0	0	1	1,020	0	0	1,020	35,384.00	0.00	0.00	35,384.00
First Floor	1	1	1	0	1	1.0	0	0	0	0	1			1,020	1,020	0.00	0.00	62,697.60	62,697.60

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	1.00	1.00	0.78	99	\$535	\$0	\$535	\$415

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Wood Deck Composite	1.00	1.00	1.00	0.78	160	\$3,823	\$0	\$3,823	\$2,965

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Wood Deck Composite	1.00	1.00	1.00	0.78	128	\$3,059	\$0	\$3,059	\$2,372

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Residence Valuation

Other	Improvements
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Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Canopy Roof	1.00	1.00	1.00	0.78	80	\$800	\$0	\$800	\$620

RMV Summary (Before Index)

		Improve	Land						
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	_	Program Type	Land Class	RMV before index
133	\$390,354	\$0	\$0	\$6,372	\$396,726		Residential	HS	\$263,750

Current RMV

				Land				
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexe	d RMV	Cumulative Index
118231		11823		\$372,922	0.94	\$263	3,750	1.04
				\$372,922				
				•	•			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$263,750	\$399,130	\$662,880	\$94,853	\$155,518	\$250,371	\$3,595.16
2024	\$274,300	\$372,922	\$647,222	\$97,698	\$160,183	\$257,881	\$3,704.66