

# 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>
12090	121	3	G5	1029	61021AD15600

Owner(s): **Khan Masudur R**

Situs Address: **414 S Holladay Dr  
Seaside,**

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.43	\$97,727	\$2,932	\$100,659
	Residential	HS	Acre		\$0	\$38,250	\$38,250

### Land Components

Category	Description
On-Site Utilities	Public Water
On-Site Utilities	Telephone
Neighborhood	Urban
Site Adjustments	Med/Light Traffic
Off-Site Improvement	Sidewalk
Water Front	River-Creek
On-Site Utilities	Gas
On-Site Utilities	Cable Tv
On-Site Improvement	Landscape-Fair
On-Site Utilities	Public Sewer
Off-Site Improvement	Public Access
On-Site Utilities	Electricity
Site Adjustments	View Fair

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
146	1904	1979	06/21/2023	cbrown	1.000000	75240	00000	00000	0.752400	3.090000	1.000000

Base Cost Value:	\$108,935
Inventory Adjustment Total:	\$6,623
Adjusted Base Cost:	\$357,074
DRC:	\$268,663
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Electric	0	0		0
Ext Wall Material	Wood/Bevel	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Frame	0	912	-2	-2,098
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	1,578	2	2,683
Heating Accessory	2 Story Chimney	1	0	1,010	1,010
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	912	0	0
Roof Type	Gab Hip	0	0		0
Roofing Material	Composition Arch	0	912	0	228
Interior - Wall	Dry Wall	0	0		0
Interior - Wall	Wallpaper	0	0		0
Windows	Single	0	0		0
Windows	Vinyl	0	0		0
Windows	Wood	0	0		0
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Kitchen Sink	1	0	450	450
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	Laundry Tub	1	0	350	350

## 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
First Floor	1	1	1	0	0	1.0	0	1	1	0	0			912	912	0.00	0.00	76,164.40	76,164.40
Second Floor	0	0	0	0	4	1.0	0	0	0	0	0			666	666	0.00	0.00	38,842.96	38,842.96

### 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	0.75	252	\$7,406	\$0	\$7,406	\$5,572

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 P APC Fnd	1.00	1.00	1.00	0.75	24	\$0	\$0	\$0	\$0

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
146	\$268,663	\$0	\$0	\$5,572	\$274,235	Residential	HS	\$100,659
						Residential	HS	\$38,250
							Total:	<u>\$138,909</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
120901		12090		\$257,780	0.94	<u>\$138,909</u>	<u>1.04</u>
				<u>\$257,780</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$138,909	\$274,234	\$413,143	\$222,021	\$88,500	\$310,521	\$4,458.86
2024	\$144,465	\$257,780	\$402,245	\$228,681	\$91,155	\$319,836	\$4,594.70

### Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
202011313	12/17/2020	\$424,000	30	Yes	Primary	12090	61021AD15600
					Additional	54267	61021AD15501