Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
1212	401	2	J5	0802	407040000802
Owner(s):	Longfellow Robert K	Situs Addr	ess:	79546 Hwy 103	
				Seaside,	

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	2.70	\$12,990	\$14,500	\$27,490
		Land Cor	nponents				
	Category			Description			
On-Site Improveme	ent	Landsc	ape-Good		_		
On-Site Utilities		Private	Well				
Off-Site Improveme	ent	Asphal	t-Concrete Street				
Water Front		River-0	Creek				
Neighborhood		Rural					
Rural		Homes	ite-Good				
On-Site Utilities		Electric	eity				
Site Adjustments		Top-M	ed/Light				
Off-Site Improveme	ent	Public	Access				
On-Site Utilities		Septic	System				
Site Adjustments		Med/Li	ight Traffic				
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Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %		Func	Econ	Overall	LCM %	LMA %
	130	1958	1977		vfagan	1.000000	73880	00000	00000	0.738800	1.100000).770000
								В	ase Co	st Value:		\$83,527
							Invent	ory A	ljustme	ent Total:		\$13,005
								Adju	sted B	ase Cost:		\$81,763
										DRC:		\$60,407
								Adi	udicate	ed Value:		

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Electric		0		0
Ext Wall Material	Wood/Bevel	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
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	1,541	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	1,541	0	0
Heating & Cooling	Baseboard & Wall or Cable	0	1,541	2	2,543
Heating & Cooling	Baseboard & Wall or Cable	0	1,541	2	2,543
Interior - Wall	Wood	0	0		0
Interior - Wall	Dry Wall	0	0		0
Windows	Wood	0	0		0
Windows	Metal	0	0		0
Heating Accessory	Single Fireplace	1	0	2,690	2,690
Heating Accessory	1 Story Chimney	1	0	630	630
Heating Accessory	Wood Stove w/flue	1	0	2,600	2,600
Plumbing	Bath Tub - W/O Shower	1	0	500	500
Plumbing	Lavatory	1	0	250	250
Plumbing	Toilet	2	0	250	500
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Water Heater (Std)	1	0	350	350

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Room Grid

						Full	Half						Aı	ea			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	1	0	2	1.0	0	0	0	0	0			1,541	1,541	0.00	0.00	83,527.18	83,527.18

			0	ther	Impr	ovem	ents				
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	Metal Component	1.00	1.00	1.00	0.74	1,242	\$32,762	\$0	\$32,762	\$25,899
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Pump House	1.00	0.77	1.00	0.05	36	\$2,232	\$0	\$1,719	\$86
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 Fir	1.00	0.77	1.00	0.74	160	\$1,904	\$0	\$1,466	\$1,083
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	1.00	0.77	1.00	0.74	362	\$1,086	\$0	\$836	\$618

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	0.77	1.00	0.74	72	\$720	\$0	\$554	\$200

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Improvement: 2		Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %		Func	Econ	Overall LCM %	LMA %
	122	1959	1978	06/03/2008	gbonham	1.000000	74380	00000	00000	0.743800 1.100000	3).840000

Base Cost Value: \$56,758 Inventory Adjustment Total: \$3,240

Adjusted Base Cost: \$55,438 \$41,235 DRC:

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	Pier	0	870	0	0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	870	2	1,740
Interior - Floor	Wood Subfloor	0	1,110	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	1,110	0	0
Windows	Metal	0	0		0
Plumbing	Full Bath	1	0	1,150	1,150
Plumbing	Kitchen Sink	1	0	350	350
Plumbing	Water Heater (Small)	1	0	0	0

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					1								240		240	0.00	9,709.40	0.00	9,709.40
First Floor	1	1			1	1.0								870	870	0.00	0.00	42,640.30	42,640.30

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Other	Improvements
Other	midrovements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
2 - R	Other Improvements	Cov. Porch Gab.R.	1.10	0.84	1.00	0.74	192	\$9,312	\$0	\$8,604	\$6,400

RMV Summary (Before Index)

		Improven	Land					
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index
130	\$60,407	\$0	\$0	\$27,886	\$88,292	Residential	HS	\$27,490
122	\$41,235	\$0	\$0	\$6,400	\$47,634			
Totals:	\$101,641	\$0	\$0	\$34,285	\$135,927			

Current RMV

			Land				
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
533798	1212		\$103,193	2.17	\$316,555	12.55	
12121	1212		\$191,273	2.17			
			\$294,466 2.17				
				•	·		

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$316,555	\$315,387	\$631,942	\$90,558	\$188,929	\$279,487	\$3,172.55
2024	\$345,044	\$294,466	\$639,510	\$93,274	\$194,596	\$287,870	\$3,277.03

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