

# 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>
12224	101	3	G	1001	61021CD08001

Owner(s): **Gilbreth Debra L**  
**Gilbreth Christopher D**

Situs Address: **1842 Beach Dr**  
**Seaside,**

## Land Valuation

<u>Site Fragment</u>	<u>Land Use</u>	<u>Land Class</u>	<u>Base Type</u>	<u>Size in Acres</u>	<u>Base Value</u>	<u>Adjustments</u>	<u>Base Land RMV</u>
	Residential	HS	Acre	0.10	\$230,000	\$183,750	\$413,750

### Land Components

<u>Category</u>	<u>Description</u>
On-Site Utilities	Electricity
Off-Site Improvement	Public Access
On-Site Utilities	Gas
On-Site Utilities	Public Sewer
On-Site Utilities	Public Water
On-Site Utilities	Telephone
On-Site Improvement	Landscape-Fair
On-Site Utilities	Cable Tv
Neighborhood	Urban
Off-Site Improvement	Asphalt-Concrete Street

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
130	1922	1940	12/15/2022	norlaineta	1.000000	55240	00000	00000	0.552400	3.490000	1.000000

Base Cost Value:	\$64,137
Inventory Adjustment Total:	\$7,066
Adjusted Base Cost:	\$248,498
DRC:	\$137,270
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Electric	0	0		0
Ext Wall Material	Shingle	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Masonry	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	1,056	2	2,006
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	1,056	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,056	0	370
Interior - Wall	Wood	0	0		0
Interior - Wall	Comp	0	0		0
Interior - Wall	Dry Wall	0	0		0
Windows	Single	0	0		0
Windows	Metal	0	0		0
Windows	Double	0	0		0
Windows	Wood	0	0		0
Plumbing	Lavatory	1	0	250	250
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Toilet	1	0	250	250
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Water Heater (Std)	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	2	1.0	0	1	0	0	0			1,056	1,056	0.00	0.00	64,136.88	64,136.88

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Detached	Unfinished	1.000000	0.552400	200.00	\$10,809	(\$400)	\$36,327	\$20,067

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0	0	0
Roof Type	Gable	0	0	0	0
Interior - Floor	Gravel/Dirt	0	0	-400	-400.00
Roofing Material	Composition	0	0	0	0
Exterior Wall	Double	0	0	0	0
Foundation	Concrete		0	0	0

### Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
1 - R	Other Improvements	Cov Porch FND	3.49	1.00	1.00	0.55	48	\$0	\$0	\$0	\$0

## Residence Valuation

### 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	Fencing Cedar 5 ft	1.00	1.00	1.00	0.55	150	\$3,787	\$0	\$3,787	\$2,092

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Land Class				
130	\$137,270	\$0	\$20,067	\$2,092	\$159,429	Residential	HS	<u>\$413,750</u>	

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
122241		12224		\$149,863	0.94	<u>\$413,750</u>	<u>1.04</u>
				<u>\$149,863</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$413,750	\$159,429	\$573,179	\$168,065	\$78,003	\$246,068	\$3,533.34
2024	\$430,300	\$149,863	\$580,163	\$173,106	\$80,343	\$253,449	\$3,640.99