Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
12253	101	3	I	1029	61021DA00200
Owner(s):	Clearway Realty LLC	Situs Addı	ess:	924 Avenue H	
				Seaside,	

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.17	\$55,000	\$27,500	\$92,000
		Land Cor	nponents				
(Category			Description			
Off-Site Improveme	ent	Public A	Access				
Off-Site Improveme	ent	Asphal	-Concrete Street				
Neighborhood		Urban					
Site Adjustments		Top-Me	ed/Light				
On-Site Utilities		Public	Sewer				
Rural		Homes	te-Average				
Site Adjustments		Med/Li	ght Traffic				
On-Site Utilities		Public	Water				
On-Site Utilities		Electric	ity				
On-Site Improveme	nt	Landsc	ape-Fair				

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Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %		Func	Econ	Overall	LCM %	LMA %
	133	1910	1961	07/20/2020	lmoore	1.000000	65240	00000	00000	0.652400	2.190000	0000001
								_				

Base Cost Value: \$117,199
Inventory Adjustment Total: \$16,050
Adjusted Base Cost: \$291,815

DRC: \$190,380

Adjudicated Value:

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Wood/Shake		0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Solid	0	0		0
Heating & Cooling	Hot Water Baseboard	0	1,374	5	6,183
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	906	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	906	0	317
Interior - Wall	Dry Wall	0	0		0
Interior - Wall	Panel	0	0		0
Windows	Metal	0	0		0
Windows	Wood	0	0		0
Heating Accessory	Wood Stove w/flue	1	0	2,600	2,600
Heating Accessory	1 Story Chimney	1	0	630	630
Heating Accessory	Single Fireplace	1	0	2,690	2,690
Built-in Appliances	Oven/Single	1	0	610	610
Built-in Appliances	Hood Fan	1	0	180	180
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	340	340
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Lavatory	2	0	250	500
Plumbing	Toilet	2	0	250	500
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Bath Tub - Shower	1	0	750	750

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	3	0	1	0	0	0	0	0	0	468	468	0.00	0.00	21,903.72	21,903.72
Basement	0	0	0	0	0	0	0	0	1	0	0	858	0	0	858	31,277.30	0.00	0.00	31,277.30
First Floor	1	1	0	0	0	1.0	0	0	1	0	0			906	906	0.00	0.00	58,139.88	58,139.88

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	720.00	\$24,464	\$252	\$54,128	\$29,901

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Concrete Slab	0	0	0	0
Roof Type	Gable	0	0	0	0
Roofing Material	Composition Arch	0	0	252	252.00
Foundation	Concrete		0	0	0
Exterior Wall	Single	0	0	0	0
Ext Wall Material	Wood/Shake	0	0	0	0

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	1	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Wood Deck Treated	1.00	1.00	1.00	0.65	225	\$2,658	\$0	\$2,658	\$1,734

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			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
3 - R	Other Improvements	Cov P APC Slab	1.00	1.00	1.00	0.65	36	\$0	\$0	\$0	\$0
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Enclosed Por. 3/4	2.19	1.00	1.00	0.65	240	\$5,642	\$0	\$12,357	\$8,062
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	0.65	800	\$3,296	\$0	\$3,296	\$2,150
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over-	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Fencing Cedar 5 ft	1.00	1.00	1.00	0.65	60	\$1,156	\$0	\$1,156	\$754
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over-	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
	Other Improvements	Fencing Cedar 4 ft	1.00	1.00	1.00	0.65	250	\$3,554	\$0	\$3,554	\$2,318

Other Improvements												
Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC								
140	\$1,654	\$0	\$1,654	\$1,079								
	Size	Size Base Cost	Size Base Cost Inventory Adjust Total	Size Base Cost Inventory Adjusted Base Cost Base Cost								

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Enclosed Por. 3/4	2.19	1.00	1.00	0.65	72	\$1,693	\$0	\$3,707	\$2,418

RMV Summary (Before Index)

		Improven	nent(s)				Land	
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index
133	\$190,380	\$0	\$29,901	\$18,516	\$238,796	Residential	HS	\$92,000

Current RMV

Improvement						Land		
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index	
122531		12253		\$331,969	1.39	\$135,424	1.53	
				\$331,969				

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Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$230,368	\$353,158	\$583,526	\$135,185	\$154,888	\$290,073	\$4,165.26
2024	\$140,840	\$331,969	\$472,809	\$81,854	\$159,534	\$241,388	\$3,467.74

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code	<u></u>	Multiple Accounts	Account ID	TaxMapKey
202402073	04/27/2024	\$125,000	34	Yes	Primary	12253	61021DA00200
					Additional	64020	61021DA00201