

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
12417	101	3	G2	1001	61021DB04100

Owner(s):	McIntosh Hassan Lisa Tr	Situs Address:	811 S Columbia St
	McIntosh Hassan Living Trust		Seaside,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.06	\$190,000	\$33,750	\$223,750

Land Components

Category	Description
On-Site Utilities	Cable Tv
On-Site Utilities	Telephone
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Gas
On-Site Utilities	Electricity
On-Site Utilities	Public Sewer
On-Site Utilities	Public Water
Neighborhood	Urban
Off-Site Improvement	Public Access

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
232	1928	1930	05/19/2023	bgermond	1.000000	4524	0000	0000	0.452400	2.240000	1.000000

Base Cost Value:	\$77,498
Inventory Adjustment Total:	\$7,399
Adjusted Base Cost:	\$190,170
DRC:	\$86,033
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Hood Fan	1	0	180	180
Ext Wall Material	Wood/Bevel	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Floor/Wall Furnace	1	1,110	2,831	2,831
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,110	0	389
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Plumbing	Bath Tub - Shower	2	0	750	1,500
Plumbing	Toilet	2	0	250	500
Plumbing	Water Heater (Std)	2	0	350	700
Plumbing	Lavatory	2	0	250	500
Plumbing	Kitchen Sink	2	0	400	800

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	2	2	0	0	2	2.0	0	1	0	0	0			1,110	1,110	0.00	0.00	77,498.40	77,498.40

Residence Valuation

Other Improvements

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 Porch FND	1.00	1.00	1.00	0.45	88	\$2,577	\$0	\$2,577	\$1,166

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Land Class				
232	\$86,033	\$0	\$0	\$1,166	\$87,199	Residential	HS	<u>\$223,750</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
124171		12417		\$82,838	0.95	<u>\$223,750</u>	<u>1.04</u>
				<u>\$82,838</u>			

Certified Tax Roll Value

<u>Tax Year</u>	<u>Land RMV</u>	<u>Impr RMV</u>	<u>Total RMV</u>	<u>Land AV</u>	<u>Impr AV</u>	<u>Total AV</u>	<u>Total Tax</u>
2023	\$223,750	\$87,198	\$310,948	\$73,758	\$41,686	\$115,444	\$1,657.71
2024	\$232,700	\$82,838	\$315,538	\$75,970	\$42,936	\$118,906	\$1,708.19