# **Appraisal Report**

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Account ID	Property Class	-	MA	NH	Tax Code	TaxMapKey
12494	101		3	G	1001	61021DB11201
Owner(s):	<b>Echelon LLC</b>		Situs Add	lress:	941 S Columbia S	t
					Seaside,	

#### Land Valuation

esidential	Land Class HS Land Con	Base Type Acre	Size in Acres 0.11	Base Value \$230,000	Adjustments \$33,750	Base Land RMV \$263,750
			0.11	\$230,000	\$33,750	\$263,750
ory	Land Con	ponents				, , , , , , , , , , , , , , , , , , ,
ory						
			Description			
	Sidewal	k		_		
	Curb-G	utters				
	Electric	ity				
	Cable T	v				
	Asphalt	-Concrete Street				
	Telepho	ne				
	Urban					
	Gas					
	Public A	Access				
	Public V	Water				
		Electric Cable T Asphalt Telepho Urban Gas Public A		Electricity Cable Tv Asphalt-Concrete Street Telephone Urban Gas Public Access	Electricity Cable Tv Asphalt-Concrete Street Telephone Urban Gas Public Access	Electricity Cable Tv Asphalt-Concrete Street Telephone Urban Gas Public Access

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## **Residence Valuation**

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys Func Econ	Overall LCM %	LMA %
	147	1920	1979	05/31/2023	bgermond	1.000000	7524( 0000( 0000(	0.752400 3.090000	1.000000

Base Cost Value: \$192,629
Inventory Adjustment Total: \$12,959

Adjusted Base Cost: \$635,267 DRC: \$477,975

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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	Masonary	0	0		0
Heating & Cooling	Forced Air	0	1,859	2	3,811
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Roofing Material	Composition Arch	0	1,434	0	359
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Hood Fan	1	0	280	280
Roof Type	Gable	0	0		0
Roof Type	Dormers	0	0		0
Windows	Vinyl	0	0		0
Windows	Double	0	0		0
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Toilet	2	0	300	600
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Lavatory	2	0	350	700
Plumbing	Water Heater (Std)	1	0	400	400

#### **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
Basement	0	0	0	0	0	0	0	1	1	0	0	0	715	0	715	0.00	38,132.41	0.00	38,132.41
First Floor	1	1	1	1	0	1.0	0	0	1	0	0			1,434	1,434	0.00	0.00	103,282.30	103,282.30
Second Floor	0	0	0	0	3	1.0	0	0	1	0	0			950	950	0.00	0.00	51,214.00	51,214.00

## **Residence Valuation**

## Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Unfinished	1.000000	0.802400	375.00	\$15,405	\$350	\$54,983	\$44,119

## **Garage Components**

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Exterior Wall	Double	0	0	0	0
Roof Type	Flat	0	0	0	0
Foundation	Concrete		0	0	0
Roofing Material	Composition Roll	0	0	0	0
Garage Component	Garage Door Opener	1	0	350	350.00

### **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	80	\$2,351	\$0	\$2,351	\$1,769

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Enclosed Por. 1/2	3.09	1.00	1.00	0.75	80	\$1,590	\$0	\$4,914	\$3,698

## **Residence Valuation**

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	0.75	207	\$1,118	\$0	\$1,118	\$841
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 Composite	1.00	1.00	1.00	0.75	78	\$1,864	\$0	\$1,864	\$1,402
Class- Other SC	Category	Description	LCM %	LMA	Comp	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Paving Stone/Simple	1.00	1.00	1.00	0.75	549	\$5,929	\$0	\$5,929	\$4,46
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
other be		Wood Deck Composite	1.00	1.00	1.00	0.75	375	\$8,961	\$0	\$8,961	\$6,74

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## **RMV Summary (Before Index)**

		Improven	nent(s)			Land	
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type Land	RMV before index
147	\$477,975	\$0	\$44,119	\$18,913	\$541,007	Residential I	HS \$263,750

#### **Current RMV**

		Improvement	<u> </u>		Land				
From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index			
	12494		\$508,546	0.94	\$263,750	1.04			
			\$508,546	- <u></u>					
	From/To	From/To Account ID	From/To Account ID Percent	12494 \$508,546	From/To Account ID Percent Indexed RMV Cumulative Index  12494 \$508,546 0.94	From/To         Account ID         Percent         Indexed RMV         Cumulative Index         Indexed RMV           12494         \$508,546         0.94         \$263,750			

#### **Certified Tax Roll Value**

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$263,750	\$541,006	\$804,756	\$115,781	\$232,933	\$348,714	\$5,007.29
2024	\$274,300	\$508,546	\$782,846	\$119,254	\$239,920	\$359,174	\$5,159.81

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