

# Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
12687	101	3	G	1001	61021DC02601
Owner(s):	Tobey George Huntington Tobey Kathleen Anne		Situs Address:	1518 S Downing St Seaside,	

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.11	\$230,000	\$38,250	\$268,250

### Land Components

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

# Residence Valuation

## Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
130	1964	1983	12/05/2022	norlaineta	1.000000	76430	00000	00000	0.764300	3.490000	1.000000
Base Cost Value:											\$63,272
Inventory Adjustment Total:											\$8,165
Adjusted Base Cost:											\$249,315
DRC:											\$190,551
Adjudicated Value:											

## Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Cedar/Redwood	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	955	3	2,961
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	955	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	955	0	334
Built-in Appliances	Hood Fan	1	0	180	180
Built-in Appliances	Electric	0	0		0
Windows	Single	0	0		0
Windows	Metal	0	0		0
Plumbing	Lavatory	1	0	250	250
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Toilet	1	0	250	250
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Kitchen Sink	1	0	400	400

## 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	0	0	0	0			955	955	0.00	0.00	60,098.90	60,098.90

## Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Finished	1.000000	0.764300	286.00	\$13,825	\$116	\$48,653	\$37,186

## Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0		0
Interior - Floor	Concrete Slab	0	0		0
Roofing Material	Composition Arch	0	0	115.5	115.50
Roof Type	Gable	0	0		0
Exterior Wall	Double	0	0		0
Ext Wall Material	Cedar/Redwood	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	Drive Concrete	1.00	1.00	1.00	0.76	240	\$1,296	\$0	\$1,296	\$991

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Cov Porch SLAB	1.00	1.00	1.00	0.76	65	\$1,617	\$0	\$1,617	\$1,236

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	W Deck w/Light Cover	1.00	1.00	1.00	0.76	250	\$10,294	\$0	\$10,294	\$7,868

## RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
130	\$190,551	\$0	\$37,186	\$10,094	\$237,831	Residential	HS	\$268,250

## Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
126871		12687		\$216,854	0.91	\$278,980	1.04
				\$216,854			

## Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	\$278,980	\$225,082	\$504,062	\$97,698	\$100,080	\$197,778	\$2,841.24
2025	\$278,980	\$216,854	\$495,834	\$100,628	\$103,082	\$203,710	\$2,927.29