

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>
12954	101	3	L	1029	61022AC01300

Owner(s): Taylor Jolie R	Situs Address:	2041 Aldercrest St Seaside, 97138
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Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.32	\$55,000	\$24,000	\$79,000

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
140	1988	1988	09/02/2020	mpincombe	1.000000	80060	00000	00000	0.800600	1.880000	1.000000

Base Cost Value:	\$134,083
Inventory Adjustment Total:	\$15,428
Adjusted Base Cost:	\$281,080
DRC:	\$225,033
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
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	Forced Air/Cool	0	1,814	3	4,807
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Floor	Wood Subfloor	0	1,814	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Hip	0	0		0
Roofing Material	Shake Medium	0	1,814	1	1,361
Windows	Metal	0	0		0
Heating Accessory	Wood Stove Hearth - Deluxe	1	0	0	0
Heating Accessory	1 Story Chimney	1	0	730	730
Interior - Ceiling	Standard	0	0		0
Interior - Ceiling	Vaulted	0	0		0
Built-in Appliances	Oven/Double	1	0	1,800	1,800
Built-in Appliances	Microwave	1	0	450	450
Built-in Appliances	Self Exh Cktp/Grill	1	0	700	700
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Disposal	1	0	150	150
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Lavatory	3	0	350	1,050
Plumbing	Toilet	2	0	300	600
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Shower Stall - Door	1	0	0	0
Plumbing	Bath Tub - Door	1	0	150	150

Residence Valuation

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350

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	3	2.0	0	1	0	0	1	1,814	1,814	0.00	0.00	123,023.30	123,023.30		

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.800600	488.00	\$25,236	\$1,166	\$49,635	\$39,738

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0	0	0
Exterior Wall	Double	0	0	0	0
Ext Wall Material	Wood/Bevel	0	0	0	0
Roofing Material	Shake Medium	0	0	366	366.00
Interior - Floor	Concrete Slab	0	0	0	0
Garage Component	Garage Door Opener	2	0	400	800.00
Roof Type	Hip	0	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
All - R	Other Improvements	Drive Exposed Agg	1.00	1.00	1.00	0.80	528	\$3,263	\$0	\$3,263	\$2,612

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	0.80	828	\$3,411	\$0	\$3,411	\$2,731

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 SLAB	1.00	1.00	1.00	0.80	54	\$1,030	\$0	\$1,030	\$824

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 Treated	1.00	1.00	1.00	0.80	126	\$1,489	\$0	\$1,489	\$1,192

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 Treated	1.00	1.00	1.00	0.80	104	\$1,229	\$0	\$1,229	\$984

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 SLAB	1.00	1.00	1.00	0.80	133	\$2,536	\$0	\$2,536	\$2,030

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	Garden Shed Conv.	1.00	1.00	1.00	0.80	36	\$1,010	\$0	\$1,010	\$808

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land Land Class	RMV before index
	Residence	Carport	Garage	Other Improvements	Other				
140	\$225,033	\$0	\$39,738	\$11,182	\$275,952	Residential	HS	<u>\$79,000</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
129541		12954		\$371,868	1.35	<u>\$130,242</u>	<u>1.71</u>
				<u>\$371,868</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$130,242	\$396,204	\$526,446	\$86,138	\$249,804	\$335,942	\$4,823.89
2024	\$135,451	\$371,868	\$507,319	\$88,722	\$257,298	\$346,020	\$4,970.86