Appraisal Report

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Account ID	Property Class	_	MA	NH	Tax Code	TaxMapKey
13190	101		3	I	1029	61022BC05800
Owner(s):	Angulo Orlando		Situs Add	ress:	1235 Avenue B	
					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	\$55,000	\$24,000	\$79,000
		Land Con	ponents				
C	Category			Description			
On-Site Improveme	nt	Landsca	ape-Average				
Neighborhood		Urban					
Site Adjustments		Med/Li	ght Traffic				
On-Site Utilities		Electric	ity				
Off-Site Improveme	ent	Curb-G	utters				
Off-Site Improveme	ent	Asphalt	-Concrete Street				
Site Adjustments		Тор-Ме	ed/Light				
Rural		Homesi	te-Average				
Off-Site Improveme	ent	Public A	Access				
On-Site Utilities		Public S	Sewer				
On-Site Utilities		Public '	Water				

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Residence Valuation

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall L	CM %	LMA %
	130	1988	1988	12/16/2020	cbrown	1.000000	80060	00000	00000	0.800600 2	.190000	1.000000

Base Cost Value: \$71,269
Inventory Adjustment Total: \$6,796
Adjusted Base Cost: \$170,964

DRC: \$136,874

Adjudicated Value:

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double		0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	1,145	2	2,176
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	1,145	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,145	0	401
Windows	Metal	0	0		0
Ext Wall Material	T1-11	0	0		0
Ext Wall Material	Plywood	0	0		0
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Hood Fan	1	0	180	180
Built-in Appliances	Electric	0	0		0
Plumbing	Shower Stall - Door	1	0	0	0
Plumbing	Lavatory	2	0	250	500
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Toilet	2	0	250	500
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Shower Stall - Fiberglass	1	0	1,200	1,200
-	-				

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Residence Valuation

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
First Floor	1	1	1	0	3	2.0	0	1	0	0	1			1,145	1,145	0.00	0.00	67,695.10	67,695.10

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Finished	1.000000	0.800600	391.00	\$16,861	\$350	\$37,692	\$30,176

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	T1-11	0	0	0	0
Roof Type	Gable	0	0	0	0
Foundation	Concrete		0	0	0
Exterior Wall	Double	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Roofing Material	Composition	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
All - R	Other Improvements	Fencing Cedar 5 ft	1.00	1.00	1.00	0.80	112	\$2,157	\$0	\$2,157	\$1,727

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Residence Valuation

			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
All - R	Other Improvements	Enclosed Por. 1/2	2.19	1.00	1.00	0.80	32	\$501	\$0	\$1,098	\$879
Class- Other SC	Category	Description	LCM %	LMA %	Comp	Over-	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Cov Porch SLAB	1.00	1.00	1.00	0.80	48	\$911	\$0	\$911	\$729
Class- Other SC All - R	Category Other Improvements	Description Garden Shed Conv.	LCM % 1.00	LMA % 1.00	Comp % 1.00	Over-all% 0.80	Size	Base Cost \$3,683	Inventory Adjust Total \$0	Adjusted Base Cost \$3,683	DRC \$2,948
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Lean-To	1.00	1.00	1.00	0.80	35	\$91	\$0	\$91	\$73
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	24	\$673	\$0	\$673	\$539

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RMV Summary (Before Index)

		Improver	nent(s)			Land				
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index		
130	\$136,874	\$0	\$30,176	\$6,896	\$173,946	Residential	HS	\$79,000		

Current RMV

			Land				
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
131901		13190		\$241,815	1.39	\$116,288	1.53
				\$241,815			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$116,288	\$259,049	\$375,337	\$54,483	\$128,777	\$183,260	\$2,631.49
2024	\$120,939	\$241,815	\$362,754	\$56,117	\$132,640	\$188,757	\$2,711.63

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