

# 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>
13313	101	3	L	1029	61022BD01102

Owner(s): **Taala Ordis Tom**  
**Ango Marya Joy**

Situs Address: **1607 Whispering Pines Dr**  
**Seaside,**

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.24	\$55,000	\$27,500	\$82,500

### Land Components

Category	Description
Off-Site Improvement	Public Access
Off-Site Improvement	Curb-Gutters
Off-Site Improvement	Sidewalk
On-Site Utilities	Cable Tv
On-Site Utilities	Electricity
On-Site Utilities	Gas
On-Site Utilities	Public Sewer
Rural	Homesite-Average
Site Adjustments	Top-Med/Light
On-Site Utilities	Public Water
On-Site Utilities	Telephone
On-Site Utilities	Underground Utilities
Neighborhood	Urban
Off-Site Improvement	Asphalt-Concrete Street
Site Adjustments	Med/Light Traffic
Site Adjustments	View Fair

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
146	2004	2004	11/19/2020	bgermond	1.000000	89180	00000	00000	0.891800	1.880000	1.000000

Base Cost Value:	\$121,139
Inventory Adjustment Total:	\$12,902
Adjusted Base Cost:	\$251,997
DRC:	\$224,731
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Hd Bd	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heating & Cooling	Forced Air	0	1,296	3	3,486
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,320	2,320
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	864	0	216
Windows	Vinyl	0	0		0
Built-in Appliances	Microwave Fan	1	0	450	450
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Disposal	1	0	150	150
Plumbing	Shower Stall - Tile	1	0	2,050	2,050
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Lavatory	3	0	350	1,050
Plumbing	Toilet	3	0	300	900
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400

### Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Gr	Gar	Area				Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor	1	1	1				1					864	864	0.00	0.00	73,670.80	73,670.80		
Second Floor					3	2.0		1				864	864	0.00	0.00	47,467.84	47,467.84		

## Residence Valuation

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.891800	294.00	\$18,003	\$474	\$34,736	\$30,978

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0	0	0
Exterior Wall	Double	0	0	0	0
Garage Component	Garage Door Opener	1	0	400	400.00
Ext Wall Material	Hd Bd	0	0	0	0
Roof Type	Gable	0	0	0	0
Roofing Material	Composition Arch	0	294	0.25	73.50

### 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	Wood Deck Treated	1.00	1.00	1.00	0.89	168	\$1,985	\$0	\$1,985	\$1,770

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	0.89	297	\$1,224	\$0	\$1,224	\$1,091

## Residence Valuation

### 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 P APC Slab	1.00	1.00	1.00	0.89	84	\$0	\$0	\$0	\$0

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Land Class				
146	\$224,731	\$0	\$30,978	\$2,861	\$258,570	Residential	HS	<u>\$82,500</u>	

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
528318		13313		\$348,444	1.35	<u>\$136,012</u>	<u>1.71</u>
				<u>\$348,444</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$136,012	\$373,055	\$509,067	\$80,085	\$146,456	\$226,541	\$3,252.97
2024	\$141,452	\$348,444	\$489,896	\$82,487	\$150,849	\$233,336	\$3,352.05