

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>
13320	101	3	L	1029	61022BD01109

Owner(s): **Svensson John Alfred/Cynthia T** Situs Address: **1635 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	\$34,000	\$89,000

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
156	1979	1979	11/19/2020	bgermond	1.000000	75010	00000	00000	0.750100	1.840000	1.000000

Base Cost Value:	\$142,292
Inventory Adjustment Total:	\$20,621
Adjusted Base Cost:	\$299,760
DRC:	\$224,850
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
Heating & Cooling	Forced Air	0	1,221	3	3,651
Interior - Accessory	Security Sys. 8 Zones	1	900	300	300
Roof Type	Gable	0	0		0
Roofing Material	Tile-Concrete	0	900	3	2,250
Windows	Metal	0	0		0
Heating Accessory	1 Story Chimney	1	0	840	840
Heating Accessory	Single Fireplace	1	0	4,140	4,140
Built-in Appliances	Range/Drop-In	1	0	900	900
Built-in Appliances	Disposal	1	0	190	190
Built-in Appliances	Hood Fan	1	0	410	410
Built-in Appliances	Dishwasher	1	0	720	720
Built-in Appliances	Oven/Single	1	0	870	870
Plumbing	Water Heater (Std)	1	0	450	450
Plumbing	Shower Stall - Fiberglass	1	0	1,600	1,600
Plumbing	Bath Tub - Shower - Tile	1	0	1,800	1,800
Plumbing	Toilet	2	0	450	900
Plumbing	Kitchen Sink	1	0	600	600
Plumbing	Lavatory	2	0	500	1,000

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	0	0	1.0	0	1	0	0	1	900	900	0.00	0.00	108,575.00	108,575.00		
Second Floor	0	0	0	0	3	1.0	0	0	0	0	0	642	642	0.00	0.00	47,772.66	47,772.66		

**Garage
Residence Valuation**

Class	Garage Type	Garage Finish	Complete		Size	Base Cost	Inventory		DRC
			%	%			Adjust Total	Adjusted Base Cost	
5	Attached	Finished	1.000000	0.750100	506.00	\$33,926	\$2,165	\$66,408	\$49,813

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0	0	0
Roofing Material	Tile-Concrete	0	0	1265	1265.00
Garage Component	Garage Door Opener	2	0	450	900.00
Ext Wall Material	Cedar/Redwood	0	0	0	0
Foundation	Concrete		0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Roof Type	Gable	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	Wood Deck Treated	1.00	1.00	1.00	0.75	360	\$4,253	\$0	\$4,253	\$3,190

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	680	\$2,802	\$0	\$2,802	\$2,101

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 Mtl. Cl 3.5	1.00	1.00	1.00	0.75	150	\$1,468	\$0	\$1,468	\$1,101

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
156	\$224,850	\$0	\$49,813	\$6,393	\$281,055	Residential	HS	<u>\$89,000</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
133201		13320		\$378,745	1.35	<u>\$146,728</u>	<u>1.71</u>
				<u>\$378,745</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$146,728	\$405,928	\$552,656	\$96,801	\$247,485	\$344,286	\$4,943.70
2024	\$152,597	\$378,745	\$531,342	\$99,705	\$254,909	\$354,614	\$5,094.33