Appraisal Report

DISCLAIMER OF LIABILITY:

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
13600	101	3	L	1003	61027BB00400
Owner(s):	Horning John C	Situ	s Address:	86146 Wahanna	Rd
				Seaside,	

Land Valuation

			Land	v aiuation			
Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.62	\$55,000	\$24,000	\$79,000
		Land Cor	nponents				
	Category			Description			
On-Site Utilities		Septic	System		_		
Neighborhood		Rural					
On-Site Utilities		Private	Well				
Off-Site Improveme	ent	Public .	Access				
On-Site Improveme	nt	Landsc	ape-Fair				
Off-Site Improveme	ent	Asphal	t-Concrete Street				
Site Adjustments		Med/Li	ght Traffic				
Site Adjustments		Top-Me	ed/Light				
Rural		Homes	ite-Average				
On-Site Utilities		Electric	eity				
			•				

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Residence Valuation

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
	132	1937	1961	12/07/2020	bgermond	1.000000	65240	00000	00000	0.652400	2.120000	1.000000

Base Cost Value: \$88,554
Inventory Adjustment Total: \$8,630

Adjusted Base Cost: \$206,029

DRC: \$134,414

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
Roof Type	Gable	0	0		0
Roofing Material	Shake Medium	0	1,094	1	930
Windows	Vinyl	0	0		0
Foundation	Concrete	0	698	0	0
Foundation	Pier	0	396	0	0
Heating Accessory	Wood Stove Hearth - Avg	1	0	2,600	2,600
Heating Accessory	Wood Stove w/flue	1	0	2,600	2,600
Plumbing	Lavatory	2	0	250	500
Plumbing	Toilet	2	0	250	500
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Bath Tub - Shower	1	0	750	750

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
Attic	0	0	0	0	1	0	0	0	0	0	0	0	216	0	216	0.00	11,340.04	0.00	11,340.04
First Floor	1	1	0	0	2	1.0	1	1	0	0	0			1,272	1,272	0.00	0.00	72,772.56	72,772.56

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Residence Valuation

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Detached	Unfinished	1.000000	0.652400	960.00	\$39,520	\$1,120	\$76,403	\$49,845

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Shake Medium	0	0	720	720.00
Interior - Floor	Concrete Slab	0	0	0	0
Ext Wall Material	Wood/Shake	0	0	0	0
Exterior Wall	Double	0	0	0	0
Roof Type	Gable	0	0	0	0
Garage Component	Garage Door Opener	1	0	400	400.00
Foundation	Concrete		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	0.65	299	\$3,532	\$0	\$3,532	\$2,305

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	0.65	293	\$3,462	\$0	\$3,462	\$2,258

Residence Valuation

	Other Improvements											
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC	
3 - R	Other Improvements	Cov Porch FND	1.00	1.00	1.00	0.65	336	\$7,506	\$0	\$7,506	\$4,897	

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Enclosed Por. 3/4	2.12	1.00	1.00	0.65	72	\$1,693	\$0	\$3,589	\$2,341

RMV Summary (Before Index)

		Improven	nent(s)				Land	
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index
132	\$134,414	\$0	\$49,845	\$11,801	\$196,060	Residential	HS	\$79,000

Current RMV

-		Land					
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
136001		13600		\$264,207	1.35	\$130,242	1.71
				\$264,207			

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Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$130,242	\$281,071	\$411,313	\$70,941	\$138,408	\$209,349	\$2,708.76
2024	\$135,451	\$264,207	\$399,658	\$73,069	\$142,560	\$215,629	\$2,793.26

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