Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
13930	101	3	\mathbf{G}	1001	61028BA10200
Owner(s):	Larsen Richard S/Susan M	Situs Add	ress: 2	360 S Downing St	
			5	Seaside.	

Land Valuation

Site Fragment	Land Use Residential	Land Class HS	Base Type Acre	Size in Acres 0.19	Base Value \$230,000	Adjustments \$38,250	Base Land RMV \$268,250
	Residential	Land Con		0.17	\$230,000	ψ30,230	Ψ200,230
C	ategory			Description			
Off-Site Improvemen	nt	Asphalt	-Concrete Street				
On-Site Utilities		Electric	ity				
On-Site Improvemen	nt	Landsca	pe-Average				
On-Site Utilities		Public S	Sewer				
Site Adjustments		Med/Li	ght Traffic				
Neighborhood		Urban					
Site Adjustments		View Fa	nir				
On-Site Utilities		Telepho	ne				
On-Site Utilities		Public V	Water				
Site Adjustments		Тор-Ме	d/Light				
Off-Site Improvemen	nt	Public A	Access				

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Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
	140	1958	1977	09/15/2022	mpincombe	1.000000	73880	00000	00000	0.738800	3.090000	300000.1
							Invent			st Value: nt Total:		\$141,673 \$13,675

Adjusted Base Cost: \$480,025 DRC: \$354,643

Adjudicated Value:

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Wood/Shake		0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	2,173	2	3,911
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	2,173	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	2,173	0	543
Windows	Vinyl	0	0		0
Interior - Wall	Wallpaper	0	0		0
Interior - Wall	Dry Wall	0	0		0
Built-in Appliances	Microwave	1	0	450	450
Built-in Appliances	Oven/Single	1	0	610	610
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Self Exh Cktp/Grill	1	0	700	700
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Lavatory	2	0	350	700
Plumbing	Toilet	3	0	300	900
Plumbing	Kitchen Sink	1	0	450	450

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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	1	3	1.0	1	0	0	0	1			2,173	2,173	0.00	0.00	141,673.35	141,673.35

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Low Cost	1.000000	0.738800	506.00	\$25,401	\$927	\$81,351	\$60,102

Garage Components

		Category			Descripti	on	Quantity	Aı	rea Unit Cost	Adj. Cost
		Garage Component		Garage Door	Opener		2	0	400	800.00
		Exterior Wall	:	Oouble			0	0	0	0
		Foundation		Concrete			0	0	0	
		Roof Type		Gable		0	0	0	0	
		Interior - Floor		Concrete Slab				0	0	0
		Roofing Material		Composition	Arch		0	0	126.5	126.50
		Ext Wall Material		Wood/Shake			0	0	0	0
Class	Garage Type	Garage Finish	Complet %	e Overall	Base Cost	Inventory Adjust Total	·	Adjusted Base Cost	DRC	
4	Attached	Unfinished	1.00000	0.738800	\$54,540	\$2,351		\$175,794	\$129,877	

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Composition Arch	0	1404	0.25	351.00
Plumbing	Toilet	1	0	300	300.00
Plumbing	Lavatory	1	0	350	350.00
Plumbing	Shower Stall - Fiberglass	1	0	1350	1350.00

			O	ther	Impi	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	Fencing Metal Cl 6	1.00	1.00	1.00	0.74	6	\$138	\$0	\$138	\$102
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Patio	1.00	1.00	1.00	0.74	224	\$1,210	\$0	\$1,210	\$894
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	0.74	75	\$962	\$0	\$962	\$711
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	0.74	420	\$2,268	\$0	\$2,268	\$1,676
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Swimm/Pool In Gd.	1.00	1.00	1.00	0.74	512	\$44,032	\$0	\$44,032	\$16,26

Other	Improvements	
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	Patio Brick/Conc.	1.00	1.00	1.00	0.74	184	\$3,726	\$0	\$3,726	\$2,753

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Planters/Brick	1.00	1.00	1.00	0.74	24	\$1,507	\$0	\$1,507	\$1,114

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RMV Summary (Before Index)

Improvement(s)							Land		
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index	
140	\$354,643	\$0	\$189,979	\$23,513	\$568,135	Residential	HS	\$268,250	

Current RMV

]	Land				
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
139301		13930		\$534,046	0.94	\$268,250	1.04
				\$534,046			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$268,250	\$571,933	\$840,183	\$155,563	\$235,707	\$391,270	\$5,618.38
2024	\$278,980	\$534,046	\$813,026	\$160,229	\$242,778	\$403,007	\$5,789.52

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