

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> |
| 14159 | 101 | 3 | G4 | 1001 | 61028BD03000 |

Owner(s): **Bellafronto Eric**
Bellafronto Maria

Situs Address: **2410 Ocean Vista Dr**
Seaside,

Land Valuation

| Site Fragment | Land Use | Land Class | Base Type | Size in Acres | Base Value | Adjustments | Base Land RMV |
|---------------|-------------|------------------|-----------|---------------|-------------|-------------|---------------|
| | Residential | HS | FF Ocean | 0.28 | \$2,000,000 | \$38,250 | \$2,038,250 |
| | Residential | Vest of Zone Lim | Acre | 0.00 | \$0 | \$0 | \$0 |

Land Components

| Category | Description |
|----------------------|-------------------------|
| Site Adjustments | Top-Med/Light |
| Site Adjustments | Med/Light Traffic |
| On-Site Improvement | Landscape-Average |
| On-Site Utilities | Public Sewer |
| Neighborhood | Urban |
| On-Site Utilities | Electricity |
| On-Site Utilities | Public Water |
| On-Site Utilities | Telephone |
| Off-Site Improvement | Public Access |
| Site Adjustments | View-Good |
| Off-Site Improvement | Asphalt-Concrete Street |

Residence Valuation

Improvement: 1

| Stat Class | Year Built | Effective Year | Appraisal Date | Appraiser Id | Complete % | Phys | Func | Econ | Overall | LCM % | LMA % |
|------------|------------|----------------|----------------|--------------|------------|-------|-------|-------|----------|----------|----------|
| 153 | 1941 | 1980 | 09/28/2022 | mpincombe | 1.000000 | 75690 | 00000 | 00000 | 0.756900 | 2.920000 | 1.000000 |

| | |
|-----------------------------|-----------|
| Base Cost Value: | \$248,413 |
| Inventory Adjustment Total: | \$32,160 |
| Adjusted Base Cost: | \$819,272 |
| DRC: | \$620,107 |
| Adjudicated Value: | |

Improvement Components

| Category | Description | Quantity | Area | Unit Cost | Adj. Cost |
|----------------------|---------------------------|----------|-------|-----------|-----------|
| Ext Wall Material | Shingle | 0 | 0 | | 0 |
| Exterior Wall | Double | 0 | 0 | | 0 |
| Foundation | Concrete | 0 | 0 | | 0 |
| Heating & Cooling | Hot Water Baseboard | 0 | 2,812 | 3 | 7,733 |
| Heating Accessory | Single Fireplace | 1 | 0 | 4,140 | 4,140 |
| Interior - Accessory | Vacuum Sys. 17-3800 Sq.Ft | 1 | 0 | 2,630 | 2,630 |
| Interior - Cabinetry | Hard Wood | 0 | 0 | | 0 |
| Interior - Ceiling | Standard | 0 | 0 | | 0 |
| Interior - Floor | Wood Subfloor | 0 | 2,162 | 0 | 0 |
| Interior - Wall | Dry Wall | 0 | 0 | | 0 |
| Roof Type | Gable | 0 | 0 | | 0 |
| Roofing Material | Composition Arch | 0 | 2,110 | 0 | 317 |
| Windows | Vinyl | 0 | 0 | | 0 |
| Windows | Wood | 0 | 0 | | 0 |
| Built-in Appliances | Electric | 0 | 0 | | 0 |
| Built-in Appliances | Microwave Fan | 1 | 0 | 520 | 520 |
| Built-in Appliances | Dishwasher | 1 | 0 | 720 | 720 |
| Built-in Appliances | Range/Drop-In | 1 | 0 | 900 | 900 |
| Plumbing | Bath Tub - Shower - Tile | 1 | 0 | 1,800 | 1,800 |
| Plumbing | Shower Stall - Fiberglass | 1 | 0 | 1,600 | 1,600 |
| Plumbing | Toilet | 4 | 0 | 450 | 1,800 |
| Plumbing | Jet Tub | 1 | 0 | 3,900 | 3,900 |
| Plumbing | Shower Stall - Tile | 1 | 0 | 2,600 | 2,600 |
| Plumbing | Lavatory | 4 | 0 | 500 | 2,000 |
| Plumbing | Kitchen Sink | 1 | 0 | 600 | 600 |
| Plumbing | Water Heater (Std) | 1 | 0 | 450 | 450 |
| Plumbing | Bar Sink | 1 | 0 | 450 | 450 |

Residence Valuation

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 |
| Attic | 0 | 0 | 0 | 0 | 2 | 1.0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 702 | 702 | 0.00 | 0.00 | 44,562.12 | 44,562.12 |
| Basement | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 200 | | | 200 | 21,829.00 | 0.00 | 0.00 | 21,829.00 |
| First Floor | 1 | 1 | 1 | 0 | 2 | 2.0 | 0 | 1 | 0 | 0 | 1 | | | 2,110 | 2,110 | 0.00 | 0.00 | 182,022.00 | 182,022.00 |

Garage

| Class | Garage Type | Garage Finish | Complete % | Overall % | Size | Base Cost | Inventory Adjust Total | Adjusted Base Cost | DRC |
|-------|-------------|---------------|------------|-----------|--------|-----------|------------------------|--------------------|----------|
| 5 | Attached | Finished | 1.000000 | 0.756900 | 488.00 | \$33,142 | \$523 | \$98,304 | \$74,406 |

Garage Components

| Category | Description | Quantity | Area | Unit Cost | Adj. Cost |
|-------------------|--------------------|----------|------|-----------|-----------|
| Roofing Material | Composition Arch | 0 | 0 | 73.2 | 73.20 |
| Garage Component | Garage Door Opener | 1 | 0 | 450 | 450.00 |
| Ext Wall Material | Shingle | 0 | 0 | 0 | 0 |
| Interior - Floor | Concrete Slab | 0 | 0 | 0 | 0 |
| Foundation | Concrete | | 0 | 0 | 0 |
| Exterior Wall | Double | 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 | Patio Stamped Con | 1.00 | 1.00 | 1.00 | 0.76 | 299 | \$7,669 | \$0 | \$7,669 | \$5,805 |

Residence Valuation

Other Improvements

| Class- Other SC | Category | Description | LCM % | LMA % | Comp % | Over- all% | Size | Base Cost | Inventory Adjust Total | Adjusted Base Cost | DRC |
|--------------------|--------------------|-------------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|---------|
| 5 - R | Other Improvements | Garden Shed Conv. | 1.00 | 1.00 | 1.00 | 0.76 | 96 | \$3,133 | \$0 | \$3,133 | \$2,372 |

| 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 | 0.76 | 48 | \$743 | \$0 | \$743 | \$563 |

| 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 | 0.76 | 378 | \$2,041 | \$0 | \$2,041 | \$1,545 |

| 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 Stamp Conc. | 1.00 | 1.00 | 1.00 | 0.76 | 792 | \$20,315 | \$0 | \$20,315 | \$15,376 |

| Class- Other SC | Category | Description | LCM % | LMA % | Comp % | Over- all% | Size | Base Cost | Inventory Adjust Total | Adjusted Base Cost | DRC |
|--------------------|--------------------|-----------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|-------|
| All - R | Other Improvements | Barbecue Simple | 1.00 | 1.00 | 1.00 | 0.76 | 1 | \$1,200 | \$0 | \$1,200 | \$908 |

Residence Valuation

Other Improvements

| Class- Other SC | Category | Description | LCM % | LMA % | Comp % | Over- all% | Size | Base Cost | Inventory Adjust Total | Adjusted Base Cost | DRC |
|--------------------|--------------------|---------------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|----------|
| 5 - R | Other Improvements | Fencing/ Stone Wall | 1.00 | 1.00 | 1.00 | 0.76 | 315 | \$50,400 | \$0 | \$50,400 | \$38,148 |

| Class- Other SC | Category | Description | LCM % | LMA % | Comp % | Over- all% | Size | Base Cost | Inventory Adjust Total | Adjusted Base Cost | DRC |
|--------------------|--------------------|-------------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|---------|
| 5 - R | Other Improvements | Patio Stamped Con | 1.00 | 1.00 | 1.00 | 0.76 | 255 | \$6,541 | \$0 | \$6,541 | \$4,951 |

RMV Summary (Before Index)

| Residence by Stat Class | Improvement(s) | | | | | Program Type | Land | |
|----------------------------|----------------|---------|----------|-----------------------|-----------|-----------------|-------------------|---------------------|
| | Residence | Carport | Garage | Other Improvements | Total | | Land Class | RMV before index |
| 153 | \$620,107 | \$0 | \$74,406 | \$69,667 | \$764,180 | Residential | HS | \$2,038,250 |
| | | | | | | Residential | West of Zone Line | \$0 |
| | | | | | | | Total: | <u>\$2,038,250</u> |

Current RMV

| Improvement | | | | | | Land | |
|-------------|---------|------------|---------|------------------|------------------|--------------------|------------------|
| Impr ID | From/To | Account ID | Percent | Indexed RMV | Cumulative Index | Indexed RMV | Cumulative Index |
| 141591 | | 14159 | | \$733,612 | 0.96 | <u>\$2,038,250</u> | <u>0.96</u> |
| | | | | <u>\$733,612</u> | | | |

Certified Tax Roll Value

| Tax Year | Land RMV | Impr RMV | Total RMV | Land AV | Impr AV | Total AV | Total Tax |
|----------|-------------|-----------|-------------|-----------|-----------|-------------|-------------|
| 2023 | \$2,038,250 | \$768,824 | \$2,807,074 | \$848,138 | \$429,272 | \$1,277,410 | \$18,342.74 |
| 2024 | \$1,956,720 | \$733,612 | \$2,690,332 | \$873,582 | \$442,150 | \$1,315,732 | \$18,901.53 |

Recent Transactions

| Instrument ID | Sales Date | Consideration | Sales Data Code | | Multiple Accounts | Account ID | TaxMapKey |
|---------------|------------|---------------|-----------------|-----|-------------------|------------|--------------|
| 202005786 | 07/20/2020 | \$1,020,000 | 35 | Yes | Primary | 14159 | 61028BD03000 |
| | | | | | Additional | 14160 | 61028BD03000 |
| 201907114 | 09/10/2019 | \$1,150,620 | 04 | Yes | Primary | 14159 | 61028BD03000 |
| | | | | | Additional | 14160 | 61028BD03000 |
| 201705658 | 06/13/2017 | \$1,189,000 | 33 | Yes | Primary | 14159 | 61028BD03000 |
| | | | | | Additional | 14160 | 61028BD03000 |