Appraisal Report

DISCLAIMER OF LIABILITY:

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
14170	101	3	G4	1001	61028BD03300
Owner(s):	Peterson Holdings LLC	Situs Add	ress: 2	2436 Ocean Vista D)r
			9	Seaside.	

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	Vest of Zone Line	Lot	0.00	\$0	\$0	\$0
	Residential	HS	FF Ocean	0.11	\$1,000,000	\$33,750	\$1,033,750
		Land Com	ponents				
C	ategory			Description			
Site Adjustments		View-Go	od				
On-Site Utilities		Public W	ater				
Neighborhood		Urban					
On-Site Utilities		Electricit	.y				
On-Site Utilities		Telephor	ie				
Water Front		Oceanfro	ont				
Site Adjustments		Med/Lig	ht Traffic				
On-Site Utilities		Public Se	ewer				
Site Adjustments		Top-Med	l/Light				
On-Site Improvemen	nt	Landscap	oe-Fair				
Off-Site Improvemen	nt	Public A	ccess				
Off-Site Improvemen	nt	Asphalt-	Concrete Street				

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Residence Valuation

Improvement: 1	Stat Class	Year Built	Ef	ffective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall LCM %	LMA %
	132	1980		1980	12/05/2022	mpincombe	1.000000	75570	00000	00000	0.755700 3.49000	0000001

Base Cost Value: \$81,876 Inventory Adjustment Total: \$8,556

Adjusted Base Cost: \$315,607

DRC: \$238,504

Adjudicated Value:

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Channel	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	1,176	2	2,234
Heating Accessory	Single Fireplace	1	0	2,690	2,690
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Vaulted	0	0		0
Interior - Floor	Wood Subfloor	0	1,176	0	0
Interior - Wall	Panel	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,176	0	412
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Hood Fan	1	0	180	180
Plumbing	Bar Sink	1	0	0	0
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Toilet	2	0	250	500
Plumbing	Lavatory	1	0	250	250
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Shower Stall - Fiberglass	1	0	1,200	1,200

Room Grid

							Half					Area			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	2	0	0	0	0	0	0	506	0	0	506	12,941.34	0.00	0.00	12,941.34
First Floor	1	1	1	0	1	1.0	0	0	0	0	0			1,176	1,176	0.00	0.00	68,934.48	68,934.48

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			Complete	Reside	nce v	aluation	Inventory	Adjusted	
Class	Carport Type	Carport Design	%	%	Size	Base Cost	Adjust Total	Base Cost	DRC
	Detached	Same as House	1.000000	0.755700	437.00	\$10,279.06	\$2,539.35	\$44.736.25	\$33,807.18

Carport Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roof Type	Gable	0	0	0	0
Foundation	Pier	0	0	0	0
Roofing Material	Composition Arch	0	0	152.95	152.95
Carport Ext Walls	Curtain Walls/Storage Room	1	52	3260.4	3260.40
Interior - Floor	Gravel/Dirt	0	0	-874	-874.00

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	0.76	265	\$4,103		\$4,103	\$3,101

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Wood Deck Treated	1.00	1.00	1.00	0.76	121	\$1,874	\$0	\$1,874	\$1,416

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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	\$238,504	\$33,807	\$0	\$4,517	\$276,828	Residential	West of Zone Line	\$0
						Residential	HS	\$1,033,750
							Total:	\$1,033,750

Current RMV

Improvement										
ID Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index						
	\$265,755	0.96	\$1,033,750	0.96						
	\$265,755									
t]	t ID Percent	t ID Percent Indexed RMV 0 \$265,755	t ID Percent Indexed RMV Cumulative Index 0 \$265,755 0.96	t ID Percent Indexed RMV Cumulative Index Indexed RMV 0 \$265,755 0.96 \$1,033,750						

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$1,033,750	\$278,843	\$1,312,593	\$528,941	\$161,181	\$690,122	\$9,909.67
2024	\$992,400	\$265,755	\$1,258,155	\$544,809	\$166,016	\$710,825	\$10,211.57

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