

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>
14250	101	3	G4	1001	61029DA01100

Owner(s): **Cauthorn Theodore R**
Cauthorn Toni R

Situs Address: **3282 Sunset Blvd**
Seaside,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	FF Ocean	0.24	\$750,000	\$33,750	\$783,750

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
156	1988	1988	05/30/2023	cbrown	1.000000	80060	00000	00000	0.800600	2.920000	1.000000

Base Cost Value:	\$310,576
Inventory Adjustment Total:	\$37,702
Adjusted Base Cost:	\$1,016,972
DRC:	\$814,187
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
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	2,368	2	4,499
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Vaulted	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,713	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Tile-Concrete	0	1,713	3	4,283
Heating Accessory	2 Story Chimney	2	0	1,120	2,240
Heating Accessory	Stacked Fireplace	1	0	7,900	7,900
Windows	Vinyl	0	0		0
Windows	Double	0	0		0
Windows	Thermal	0	0		0
Built-in Appliances	Range/Drop-In	1	0	900	900
Built-in Appliances	Gas	0	0		0
Built-in Appliances	Microwave	1	0	520	520
Built-in Appliances	Dishwasher	1	0	720	720
Built-in Appliances	Disposal	1	0	190	190
Built-in Appliances	Oven/Double	1	0	1,800	1,800
Plumbing	Toilet	4	0	450	1,800
Plumbing	Shower Stall - Tile	1	0	2,600	2,600
Plumbing	Lavatory	6	0	500	3,000
Plumbing	Bath Tub - Shower	2	0	1,400	2,800

Residence Valuation

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Shower Stall - Door	1	0	0	0
Plumbing	Jet Tub	1	0	3,900	3,900
Plumbing	Laundry Tub	1	0	550	550

Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Grt	Gar	Area				Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor	1	1	0	0	1	1.0	1	1	0	0	1			1,713	1,713	0.00	0.00	157,924.10	157,924.10
Second Floor	0	0	0	0	2	2.0	0	0	1	0	0			1,850	1,850	0.00	0.00	109,054.50	109,054.50

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Unfinished	1.000000	0.800600	792.00	\$50,455	\$1,350	\$151,270	\$121,106

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roof Type	Flat	0	0	0	0
Ext Wall Material	Cedar/Redwood	0	0	0	0
Exterior Wall	Double	0	0	0	0
Foundation	Concrete		0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Garage Component	Garage Door Opener	3	0	450	1350.00
Roofing Material	Built-Up	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	Drive Exposed Agg	1.00	1.00	1.00	0.80	1,600	\$12,960	\$0	\$12,960	\$10,376

Residence Valuation

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	Deck Rails Decorative	1.00	1.00	1.00	0.80	108	\$2,274	\$0	\$2,274	\$1,821

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 Agg. Conc,	1.00	1.00	1.00	0.80	360	\$2,916	\$0	\$2,916	\$2,335

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	0.80	285	\$4,413	\$0	\$4,413	\$3,533

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Cov Porch SLAB	1.00	1.00	1.00	0.80	308	\$9,813	\$0	\$9,813	\$7,856

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Cov P APC Slab	1.00	1.00	1.00	0.80	112	\$0	\$0	\$0	\$0

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	Deck Rails Decorative	1.00	1.00	1.00	0.80	43	\$906	\$0	\$906	\$725

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Wood Deck Treated	1.00	1.00	1.00	0.80	80	\$1,239	\$0	\$1,239	\$992

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Deck Rails Decorative	1.00	1.00	1.00	0.80	24	\$505	\$0	\$505	\$405

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	\$814,187	\$0	\$121,106	\$28,042	\$963,336	Residential	HS	<u>\$783,750</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
142501		14250		\$924,802	0.96	<u>\$783,750</u>	<u>0.96</u>
				<u>\$924,802</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$783,750	\$970,074	\$1,753,824	\$516,217	\$328,854	\$845,071	\$12,134.61
2024	\$752,400	\$924,802	\$1,677,202	\$531,703	\$338,719	\$870,422	\$12,504.31