

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>
14385	101	3	G4	1001	61029DB01400

Owner(s): **Hodges Charles Edward "Ted"**
Hodges Charles Edward "Ted" Trust

Situs Address: **3660 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	0.51	\$1,125,000	\$0	\$1,125,000
	Residential	HS	FF Ocean		\$0	\$33,750	\$33,750

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
140	1922	1988	09/21/2022	mpincombe	1.000000	80240	00000	00000	0.802400	3.090000	1.000000

Base Cost Value:	\$90,146
Inventory Adjustment Total:	\$13,861
Adjusted Base Cost:	\$321,381
DRC:	\$257,876
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	Heat Pump	0	1,038	5	4,713
Interior - Accessory	Security System	0	1,038	0	300
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Hard Wood Floor	0	1,038	0	0
Interior - Wall	Wallpaper	0	0		0
Roof Type	Hip	0	0		0
Roofing Material	Shake Medium	0	1,038	1	779
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Heating Accessory	1 Story Chimney	1	0	730	730
Windows	Thermal	0	0		0
Windows	Vinyl	0	0		0
Windows	Double	0	0		0
Built-in Appliances	Gas	0	0		0
Built-in Appliances	Disposal	1	0	150	150
Built-in Appliances	Hood Fan	1	0	280	280
Built-in Appliances	Dishwasher	1	0	480	480
Plumbing	Lavatory	1	0	350	350
Plumbing	Toilet	1	0	300	300
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Kitchen Sink	1	0	450	450

Residence Valuation

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	2	1.0	0	0	0	0	0			1,038	1,038	0.00	0.00	82,710.10	82,710.10

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.802400	308.00	\$20,191	\$631	\$64,339	\$51,626

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0	0	0
Roof Type	Hip	0	0	0	0
Ext Wall Material	Wood/Shake	0	0	0	0
Roofing Material	Shake Medium	0	0	231	231.00
Foundation	Concrete		0	0	0
Garage Component	Garage Door Opener	1	0	400	400.00
Interior - Floor	Concrete Slab	0	0	0	0

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Detached	Finished	1.000000	0.957800	720.00	\$36,931	\$940	\$117,021	\$112,083

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0	0	0
Garage Component	Garage Door Opener	1	0	400	400.00
Ext Wall Material	Shingle	0	0	0	0
Roofing Material	Shake Medium	0	720	0.75	540.00

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	Gazebos	1.00	1.00	1.00	0.80	196	\$3,070	\$1,568	\$4,638	\$3,722

Other Components

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC		
		Other Improvements					Floor/Wood			0	196	8	1568.00
All - R	Other Improvements	Asphalt Drive	1.00	1.00	1.00	0.80	960	\$3,888	\$0	\$3,888	\$3,120		

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
140	\$257,876	\$0	\$163,708	\$6,841	\$428,425	Residential	HS	\$1,125,000
						Residential	HS	\$33,750
							Total:	<u>\$1,158,750</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
143851		14385		\$411,288	0.96	<u>\$1,158,750</u>	<u>0.96</u>
				<u>\$411,288</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$1,158,750	\$429,045	\$1,587,795	\$448,067	\$157,756	\$605,823	\$8,699.18
2024	\$1,112,400	\$411,288	\$1,523,688	\$461,509	\$162,488	\$623,997	\$8,964.21

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
202201763	03/03/2022	\$2,900,000	30	Yes	Primary	14385	61029DB01400
					Additional	14384	61029DB01300
201404413	05/23/2014	\$1,350,000	34	Yes	Primary	14385	61029DB01400
					Additional	14384	61029DB01300