

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
14443	641	2	N5	1003	610340000706

Owner(s): **Still Andy James**
Still Jennifer

Situs Address: **33452 Beerman Creek Ln**
Seaside,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.65	\$17,270	\$5,627	\$22,897

Land Components

Category	Description
Off-Site Improvement	Public Access
On-Site Utilities	Telephone
On-Site Utilities	Electricity
Off-Site Improvement	Asphalt-Concrete Street
Neighborhood	Rural
On-Site Utilities	Private Well
On-Site Utilities	Septic System

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
140	1965	1965		gbonham	1.000000	6852	0000	0000	0.685200	1.000000	0.920000

Base Cost Value:	\$110,567
Inventory Adjustment Total:	\$17,179
Adjusted Base Cost:	\$117,527
DRC:	\$80,529
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	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	1,862	2	2,979
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	1,862	0	0
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Heating Accessory	Wood Stove w/flue	2	0	2,880	5,760
Interior - Floor	Concrete Slab	0	528	0	0
Interior - Floor	Wood Subfloor	0	1,334	0	0
Windows	Metal	0	0		0
Windows	Double	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Hood Fan	1	0	280	280
Built-in Appliances	Dishwasher	1	0	480	480
Plumbing	Toilet	2	0	300	600
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Lavatory	2	0	350	700
Plumbing	Bath Tub - W/O Shower	1	0	600	600
Plumbing	Kitchen Sink	1	0	450	450

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
First Floor	1	1	1	1	3	2.0	0	1	0	0	0	1,862	1,862	0.00	0.00	116,730.72	116,730.72		

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 Concrete	1.00	0.92	1.00	0.69	484	\$1,452	\$0	\$1,336	\$915

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	0.92	1.00	0.69	686	\$10,290	\$0	\$9,467	\$6,487

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	Garden Shed Conv.	1.00	0.92	1.00	0.69	80	\$1,280	\$0	\$1,178	\$863

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Garden Shed Conv.	1.00	0.92	1.00	0.69	224	\$3,248	\$0	\$2,988	\$2,191

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Roof/ House Extension	1.00	0.92	1.00	0.69	154	\$1,629	\$0	\$1,499	\$1,027

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land		RMV before index
	Residence	Carport	Garage	Other Improvements	Land Class					
140	\$80,529	\$0	\$0	\$11,483	\$92,013	Residential	HS		<u>\$22,897</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
144431		14443		\$223,938	2.43	<u>\$91,278</u>	<u>3.99</u>
				<u>\$223,938</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2021	\$70,213	\$173,592	\$243,805	\$76,690	\$151,286	\$227,976	\$2,857.95
2022	\$91,278	\$223,938	\$315,216	\$78,990	\$155,824	\$234,814	\$3,040.51

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code	Multiple Accounts	Account ID	TaxMapKey
202205747	07/29/2022	\$492,000		Yes	Primary 14443	610340000706
					Additional 14447	610340000710